



Sage
& Co.
Property Agents



14 Railway Street, Llanhilleth, Abertillery, NP13 2JB

Guide Price £95,000

****GUIDE PRICE £95,000 TO £105,000****
**** MID TERRACE PROPERTY IN CONVENIENT LOCATION****

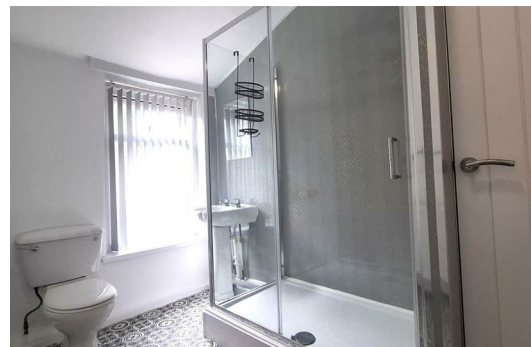
SAGE AND CO are delighted to offer FOR SALE this TWO BED MID TERRACE PROPERTY set in the village of Llanhilleth offering good road and rail links with the A467 and LLANHILLETH TRAIN STATION both a stones throw away.

This spacious property offers to the ground floor GOOD SIZE LIVING/DINING ROOM and KITCHEN.

To the first floor are TWO BEDROOMS, and a good size SHOWER ROOM whilst outside offers a yard area with gated access to the rear lane.

This well positioned property is an ideal FIRST TIME BUY/INVESTMENT. book your viewing to day not to miss out.

EPC RATING: D
COUNCIL TAX BAND: A



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ENTRANCE

Enter through a double glazed front door

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor

LIVING/DINING ROOM

20'11" x 10'6" (6.38 x 3.22)

Double glazed window to front and rear, two double radiators, feature fireplace with marble hearth

KITCHEN

7'5" x 11'4" (2.27 x 3.46)

Fitted with a range of base and wall units, rolled edged work surfaces, inset polycarbonate sink unit with mixer tap over. Inset electric hob and oven, plumbing for automatic washing machine, space for fridge freezer, under stairs storage cupboard, double glazed window and door to rear.

STAIRS TO FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

13'1" min to chimney breast 11'7"x 13'10" max (3.99 min to chimney breast 3.55x 4.24 max)

Two double glazed windows to front, double radiator

BEDROOM TWO

8'6" x 7'8" (2.60 x 2.34)

Double glazed window to rear, double radiator

FAMILY BATHROOM

7'8" x 10'7" (2.36 x 3.25)

Double shower cubicle, vanity wash hand basin, low level WC, airing cupboard housing combi boiler. Obscured double glazed window to rear. double radiator

OUTSIDE REAR

Rear yard, with storage shed and gated access to rear lane.

TENURE

We have been advised freehold

