



## 2 bed semi-detached house to buy in NP13

Pantddu Road, Aberbeeg, Abertillery, Caerphilly, NP13 2BP

**£105,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 RECEPTION ROOMS
- ✓ 2 BEDROOMS
- ✓ CENTRAL HEATING
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

THIS DELIGHTFUL SEMI DETACHED 2 BEDROOM PROPERTY SET IN A GOOD SIZED PLOT WITH TERRACED GARDENS, LARGE PATIO, SUMMER HOUSE & GREENHOUSE. THIS PROPERTY HAS THE FEEL OF BEING SEMI RURAL BUT STILL CLOSE TO ALL LOCAL AMENITIES.

Accommodation Comprises:

### ENTRANCE

Via a double glazed door, and a glass panelled door leading to the lounge:-

### LOUNGE

Approximate size 3.86m x 3.02m. Patio sliding doors, radiator, double power points, fitted carpet, and double glazed window.

### SITTING AREA

Approximate size 3.97m x 2.94m. Double glazed window, radiator, double power points, fitted carpet, and a reconstructed stone feature fireplace.

### KITCHEN

Approximate size 4.75m x 2.12m. Fitted kitchen to include both free standing and wall mounted units, worktops, tiled splash backs together with a stainless steel sink unit, multiple power points, electric cooker point, plumbed for a washing machine, window in the roof allowing natural light in to the space, and part tiled floor.

### PORCH / UTILITY AREA

Approximate size 3.73m x 2.02m. W.C., and a door leading to the side of the property.

#### STAIRS & LANDING

Fitted carpet to remain.

#### BEDROOM 1

Approximate size 4.00m x 2.85m. Double glazed window, radiator, double power points, and fitted carpet.

#### BEDROOM 2

Approximate size 3.93m x 2.88m. Double glazed window, radiator, carpet, and a storage cupboard.

#### SHOWER ROOM

Large walk in shower with a mixer shower, vanity style wash hand basin together with a storage cupboard below, W.C., tiled from the floor to ceiling in ceramic tiles.

#### GARDENS & PATIO

Pathway leading to the house with handrails, maintained terraced gardens with a large patio with balustrade around, summer house, greenhouse, storage shed, and feather edge fencing around.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

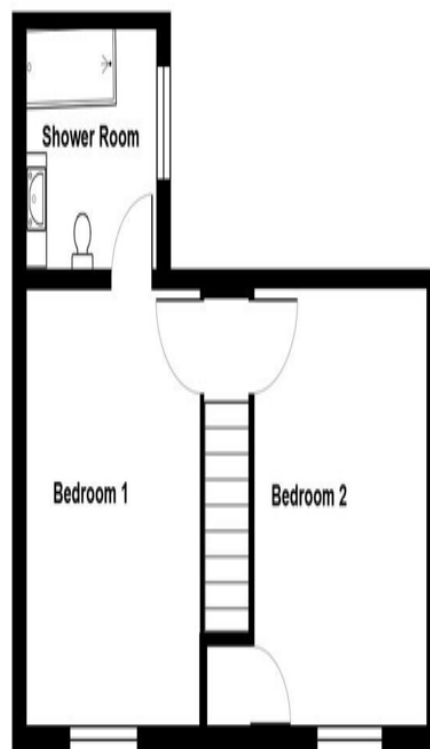
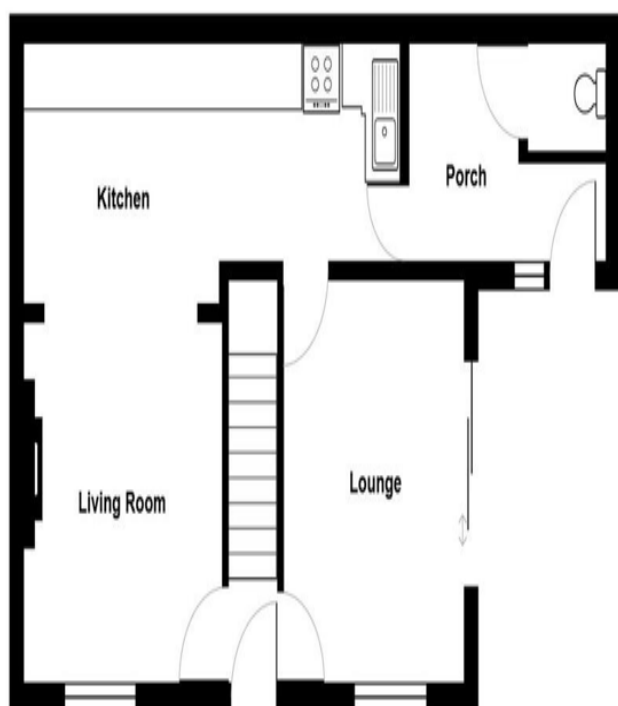
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         | 81                      |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   | 46      |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

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