

**Auction****LOUVAIN**
PROPERTIES

2 bed cottage to buy in NP13

Rhiw Parc Road, Abertillery, Blaenau
Gwent, NP13 1EW

£80,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedrooms
- ✓ Cosy Cottage
- ✓ First Floor Bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

We are pleased to offer to the market this cosy two-bedroom cottage, offered via traditional auction.

Situated in a quiet residential location in Abertillery, this charming cottage is approximately 125 years old and retains the character expected of a property of its age.

Having been unoccupied for around two years, the property is now in need of renovation and modernisation, offering an excellent opportunity for buyers looking for a project or to create a home to their own specification.

The ground floor comprises a welcoming lounge, a fitted kitchen, a separate utility room and the added convenience of a downstairs WC.

To the first floor are two good-sized bedrooms and a family bathroom, providing comfortable living accommodation.

To the front of the property is a tiered garden, offering an attractive outdoor space with potential for seating or planting.

Conveniently located within easy reach of local amenities, schools and transport links, this property combines practical accommodation with a peaceful setting, making it a great choice for those looking to step onto the property ladder or add to their investment portfolio.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 849

Annual Ground Rent Amount: £1.00

Price: Starting Bid £80,000

Property Type: Cottage

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Living Room

4.45m x 3.88m

uPVC door opens to lounge. uPVC window to the front aspect. Plastered walls. Plastered ceiling with feature beams and spot lights. Laminate flooring as laid, feature fire surround. Open plan stairs to first floor landing. Door opens to the kitchen.

Kitchen

3.98m x 2.84m

White kitchen with a range of wall and base units. Integrated electric oven and hob. Space for the fridge/freezer. Plastered walls with tiled splash back around, plastered ceiling with spot lights. Tiled floor. Door leads to the utility. uPVC window and door to the rear aspect. The lane is accessed via this door.

Utility

3.68m x 1m

Half plastered half tiled walls, tiled floor. uPVC window to the side aspect. Space and plumbing for washing machine. Base unit with worktop over. Door to WC.

WC

1m x 0.64m

Ground floor W.C. Decorative cladding to the walls and ceiling. Laminate as laid.

Landing

Doors to all rooms. Plastered walls and ceiling. Laminate as laid.

Bathroom

1.86m x 1.91m

White bathroom suite comprising of W.C, wash hand basin, bath with shower over. uPVC window to the rear aspect. Decorative cladding to walls, plastered ceiling with spot lights, laminate as laid. Cupboard housing gas combi boiler.

Bedroom 1

3.56m x 3.22m

uPVC window to the front aspect. Plastered walls and ceiling, Laminate as laid.

Bedroom 2

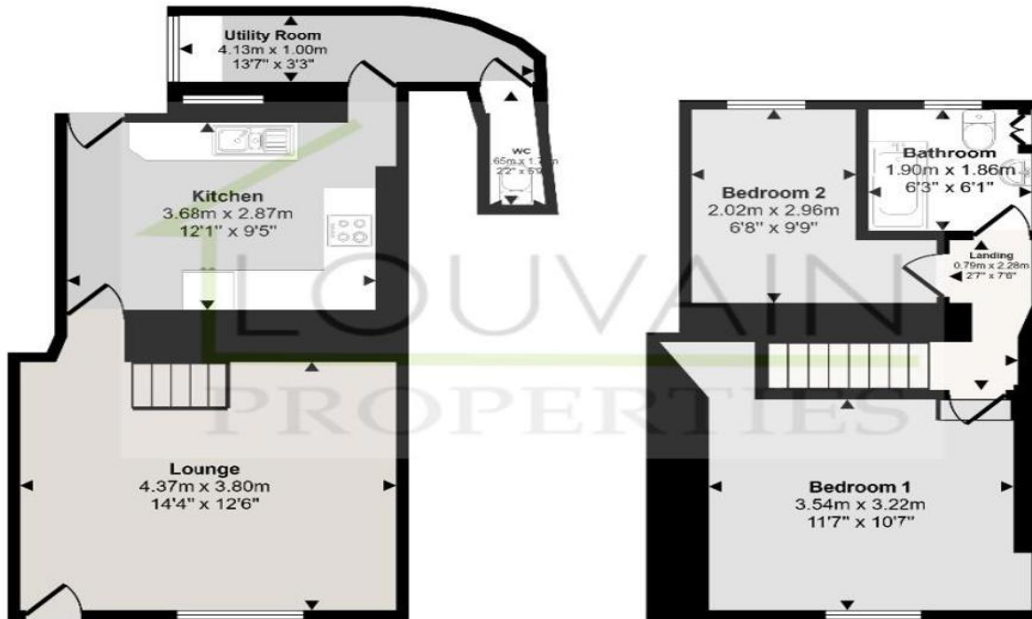
2.99m x 2.06m

uPVC window to the rear aspect. Plastered walls and ceiling, Laminate as laid.

Front Garden

To the front of the property is a decked area, with mature plants and shrubs. There is also a concrete shed.

Approx Gross Internal Area
69 sq m / 745 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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