



**3 Rices Houses
Cwmtillery
Abertillery
Blaenau Gwent
NP13 1JR**

Offers in Excess of £152,000

bettermove

Abertillery

A SPACIOUS House in Abertillery, A PERFECT family Home, ideal for FIRST TIME BUYERS or GROWING FAMILIES. Call to enquire!

Bettermove are proud to present this well-maintained 3 bedroom mid terraced house in the sought after area of Cwmtillery, Abertillery.

The property benefits from double glazing, gas central heating throughout and has street parking available. The council tax band is B. This is a freehold property.

The interior of this charming property comprises a spacious living room and dining room on the ground floor. The lower ground floor includes a good sized kitchen with french doors leading to the rear garden, a utility room leading to a bath and shower room. The first floor consists of 3 bedrooms and a shower room. The second floor comprises of a loft room with storage under the eaves at both sides. The exterior boasts a beautiful, well kept private rear garden, perfect for enjoying the summer months, with idyllic views.

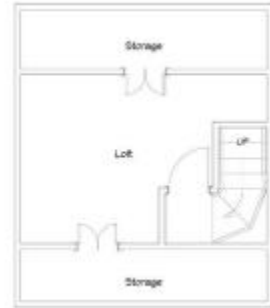
Located in the popular town of Abertillery the property is close to a range of amenities, a doctor's surgery, primary school, leisure centre, supermarket, restaurants and pubs. Excellent transport connections can be found from the A467 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk