



**Cwmgiedd Bungalow, Abertillery Road,
Blaina, Abertillery. NP13 3DZ
£375,000
Tenure Freehold**

- **DETACHED DORMER BUNGALOW**
- **EXTENSIVE MATURE GARDENS**
- **DETACHED GARAGE & DRIVEWAY**
- **MOUNTAIN VIEWS**
- **THREE BEDROOMS**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **GROUND FLOOR BATHROOM**
- **OFFERED WITH NO ONWARD CHAIN**

Located on an extensive plot with mature gardens to the front and rear, we are delighted to offer this Substantial Three Bedroomed Detached Bungalow which enjoys panoramic mountain views to the front elevation. Offered with vacant possession this home offers accommodation comprising: Entrance Hall, Lounge, Kitchen/Diner, Two Ground Floor Bedrooms and a further to the first floor with a versatile area suitable for use as a sitting or study area, a Ground Floor Four Piece Bathroom. The home is complimented by Gas Central Heating via a combination boiler and has Upvc Double Glazing throughout. Externally to compliment the extensive gardens there is a Detached Garage with pit and Driveway with turning point.

Services:

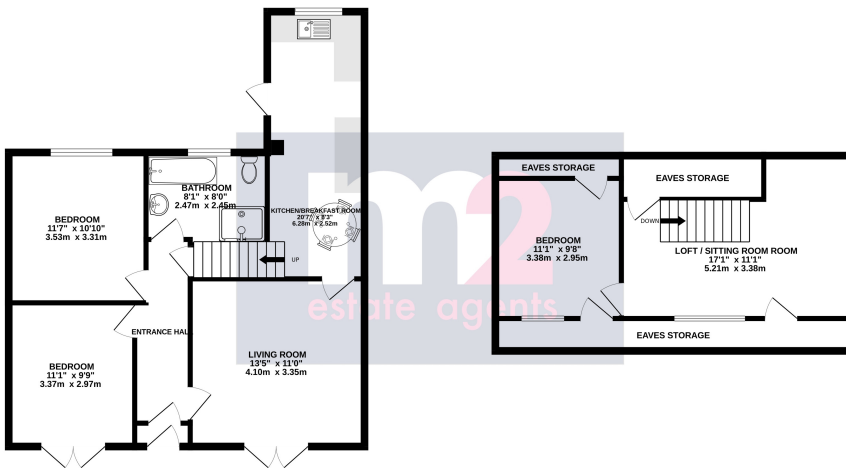
Council Tax Band:

Band C.

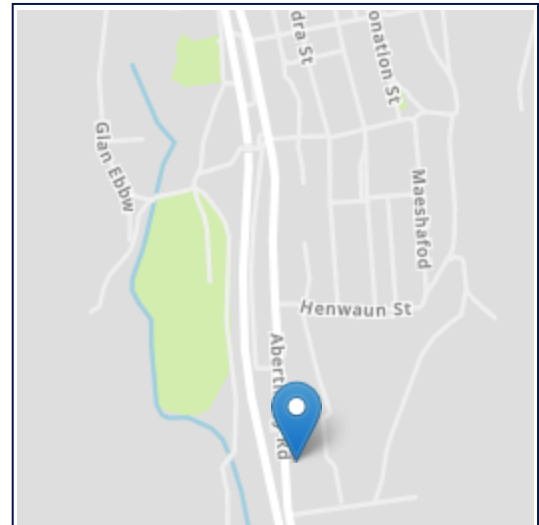


GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		83
B		
(69-80)		
C		
(55-68)	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

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (Abertillery Road, Abertillery, NP13 3DZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____