



## 96 GLANDWR STREET. ABERTILLERY. NP13 1TZ

**£85,000**

A fantastic opportunity to purchase this spacious 3 bedroom, mid-terrace property located in the popular area of Abertillery. The property would now benefit from some updating and has lots of potential to be a fantastic family home.

On the ground floor is an entrance hallway, generous lounge/dining room with French doors leading to the rear garden, well proportioned kitchen and the family bathroom.

On the first floor are three spacious bedrooms.

To the rear of the property is a spacious garden tiered garden with rear gated access.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

### ENTRANCE HALLWAY

Entrance hallway with direct access to the lounge/dining room, along with stairs leading to the first floor.

### LOUNGE/DINING ROOM

21'09 x 12'03 max (6.63m x 3.73m max)



Generous reception room with ample space for living and dining room furniture, built in under stairs storage, French doors leading out to the garden and direct access to the kitchen.

### KITCHEN

11'07 x 8'08 max (3.53m x 2.64m max)



Well proportioned kitchen with plenty of cupboard storage and space for appliances.

### DOWNSTAIRS BATHROOM

8'08 x 5'06 max (2.64m x 1.68m max)



Downstairs family bathroom with shower over bath, low level WC and storage under the sink.

### BEDROOM ONE

13'02 x 7'06 max (4.01m x 2.29m max)



Spacious bedroom with front facing window.

### BEDROOM TWO

9'10 x 8'07 max (3.00m x 2.62m max)



Spacious bedroom with window overlooking rear garden.

### BEDROOM THREE

10'0 x 7'0 max (3.05m x 2.13m max)



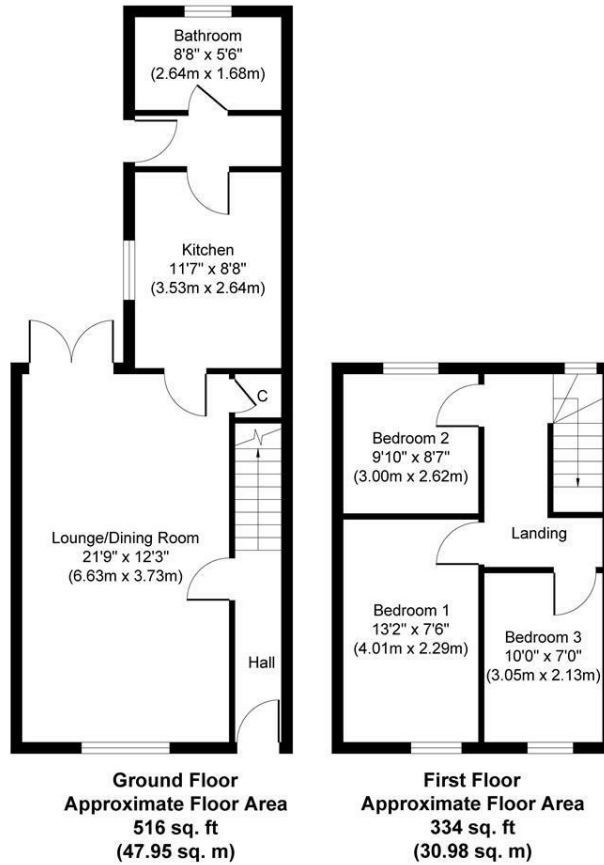
Third excellent size bedroom with front facing window.

### OUTSIDE SPACE



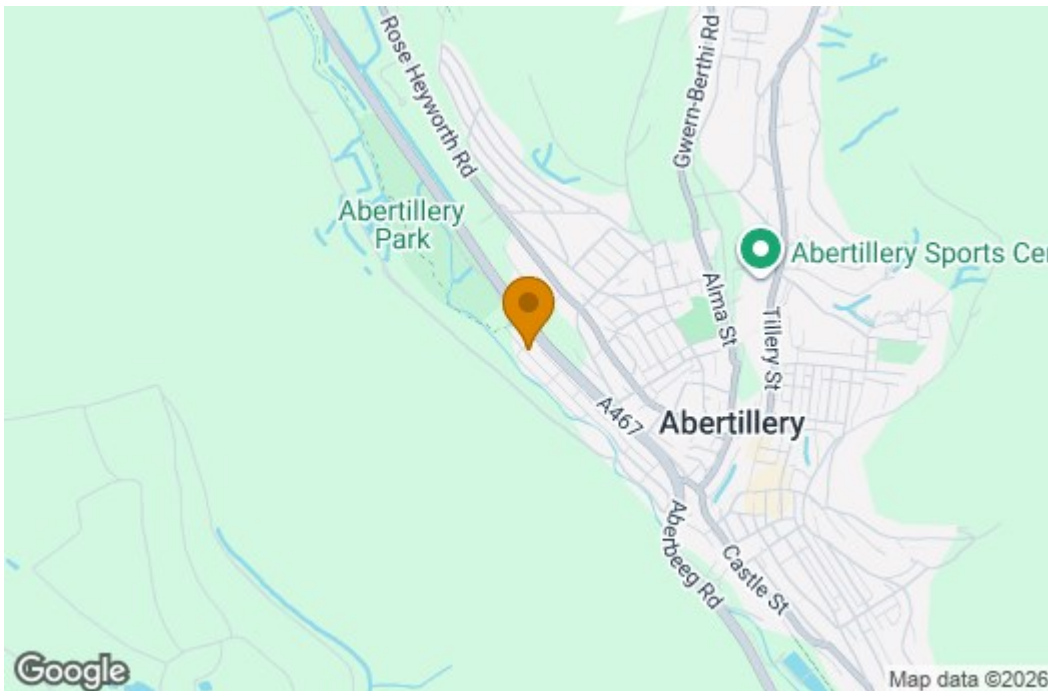
Spacious tiered garden with rear gated access.

# FLOOR PLAN

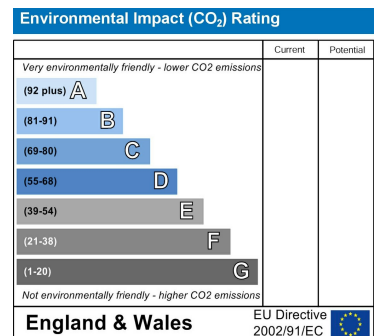
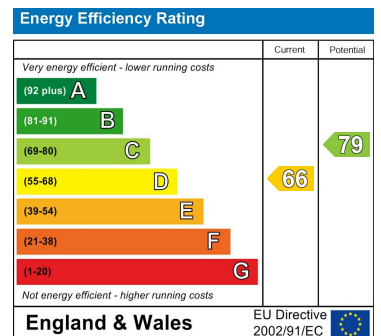


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# AREA MAP



# ENERGY EFFICIENCY GRAPH



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