ANGELWOODS
RESIDENTIAL LETTINGS AND PROPERTY SALES

ANEURIN

SOLD

SUBJECT TO CONTRACT



- Two bedrooms
- Modern fitted kitchen
- Good sized lounge
- Shower room
- Allocated parking
- No Onward Chain

PRICE £69,950

Registered Company Address: Suite 2, Portland Buildings, Commercial Street, Pontypool, Gwent, Torfaen, NP4 6JS
Registered in Wales with no. 11686571

ANEURIN BEVAN COURT, PONTYPOOL

A TWO BEDROOM GROUND FLOOR FLAT in this popular retirement development for over 60's. The property comprises: entrance hallway, GOOD SIZE LOUNGE, modern FITTED KITCHEN, two bedrooms and a MODERN SHOWER ROOM. The property also has a communal external area.

Entrance hall
Glazed hardwood door to entrance hallway, central heating radiator, textured finish to ceiling, two doors to storage, doors off to all rooms

Lounge
Hardwood double glazed windows to front, central heating radiator, plastered and painted finish to walls and ceiling, doorway to kitchen

Kitchen
Attractive range of base and wall units in a high gloss cream finish with flat fronted food preparation surfaces over, inset stainless steel sink with chrome mixer taps, hardwood double glazed window to rear, marble effect panelling to all splash backs, inset ceramic hob with hood over, inset oven, integrated fridge, central heating radiator

Bathroom
Three piece suite comprising: step in corner shower cubicle, low level W.C. pedestal wash hand basin, full tiling to all walls, obscured hardwood double glazed window to rear, textured finish to ceiling

Bedroom 1
Two hardwood double glazed windows to side, central heating radiator, textured finish to ceiling

Bedroom 2
Hardwood double glazed window, central heating radiator, textured finish to ceiling



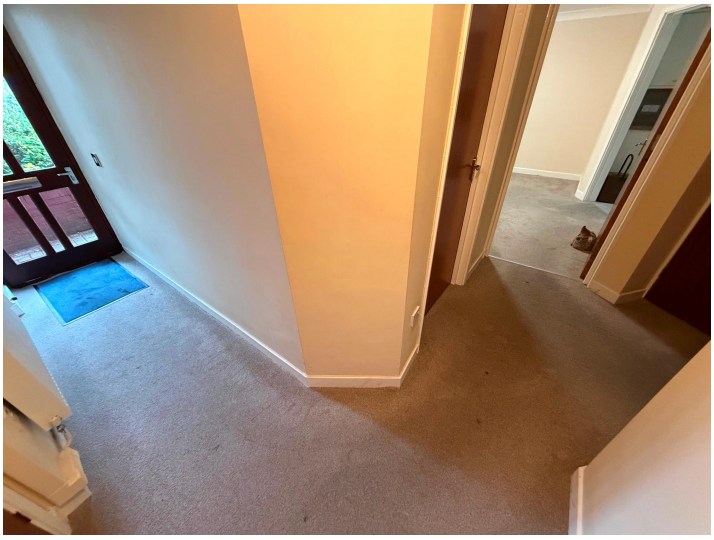












Angelwoods Estate Agents have an obligation to all of their vendors to ensure that any potential purchaser is in a position, financially, to be able to complete a purchase. This will therefore mean that all offers will have to be verified by one of our qualified Mortgage Advisors.

If you are interested in this property we would strongly recommend that you speak with one of our professional, friendly Mortgage Advisors. It may cost you less than you think to buy this property and different lenders offer different deals.

Angelwoods Estate Agents are the seller's agent for the sale and marketing of the property described on these property particulars and your legal representative is wholly responsible for ensuring that the purchase agreement fully protects your position as a purchaser.

Angelwoods Estate Agents make relevant enquiries to the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform **Angelwoods Estate Agents** as soon as possible so we can make the necessary correction.

None of the services at the property have been tested - if appliances and/or systems are mentioned in the property description there is no guarantee that any of these appliances or systems are working so any potential purchaser is advised to have any such mentioned items tested prior to any commitment to purchase.

Any vehicular access/right of way mentioned must be verified by your legal advisors.

If the sales details mention any outbuildings, extensions or any improvements the purchaser must ask their legal advisor to confirm that the necessary permissions have been granted for these items.

Angelwoods Estate Agents accept no liability if the relevant permissions have not been obtained.

The details provided make no part of any contract and cannot be relied upon for this purpose.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of **Angelwoods Estate Agents** has any authority to make any representation or warranty whatsoever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection:

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