



**Hileys Row  
Clydach  
Abergavenny  
Monmouthshire  
NP7 0ND**

**Offers In Excess Of £175,000**

**bettermove**



# Hileys Row Abergavenny

Bettermove are proud to present this 1 bedroom terraced house in Clydach, Abergavenny.

The property benefits from double glazing, LPG central heating throughout and has ample on street parking available outside.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room and a fitted kitchen with dining area on the ground floor. The first floor consists of 1 bedroom and the bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Abergavenny, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A465 and Ebbw vale town train station.

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.

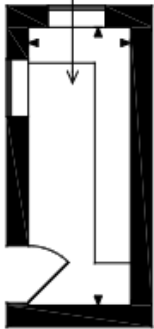
The exclusivity fee is returned to you upon successful completion of the property.



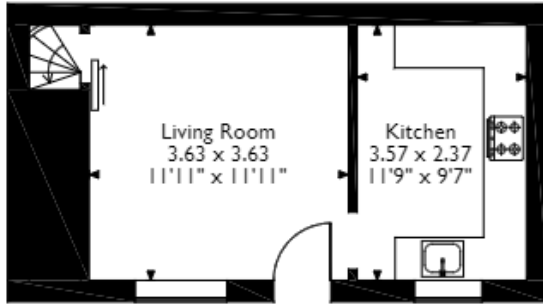
Hileys Row, Clydach, Abergavenny  
 Approximate Gross Internal Area  
 Main House = 50 Sq M/538 Sq Ft  
 Outbuilding = 6 Sq M/65 Sq Ft  
 Total = 56 Sq M/603 Sq Ft



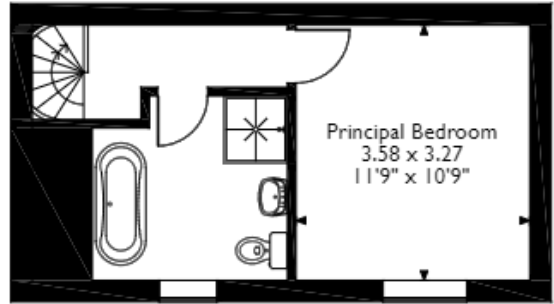
Utility Room  
 3.89 x 1.43  
 12'9" x 4'8"



**Outbuilding**



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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