



**Cardiff Road, Aberaman,
Aberdare. CF44 6RB**

FOR SALE
£115,000



- **THREE BEDROOMS**
- **END OF TERRACE**
- **IN NEED OF UPDATING**



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Property Description

This end-of-terrace home is situated in the village of Aberaman, offering convenient access to local amenities.

The town centre of Aberdare is easily reachable by car or public transport, providing a wider range of shops, schools, and leisure facilities.

Nearby, Aberdare Park offers recreational options, including a playground and boating lake. Public transport connections are readily available, with Aberdare railway station providing services to Cardiff and other destinations.

The property is in need of updating but presents an excellent opportunity to create a comfortable family home. Please note, the sale is subject to probate, which has commenced.

The property includes a hallway, lounge, kitchen, downstairs bathroom, and three bedrooms. Additionally, there is a basement with potential for a variety of uses.

ENTRANCE HALL

Accessed via a brown uPVC front door, the entrance hall features an artex ceiling with coving and wallpapered walls. The flooring is carpeted. Double doors open to a useful understairs storage area, with a separate door leading through to the lounge.



LOUNGE

6.27 m x 3.80 m

A spacious room featuring a stone-built fireplace with coal-effect fire as its focal point. The ceiling is artexed with coving, and the walls are a mix of emulsion and wallpaper finishes. Two radiators provide heating, with multiple power points throughout. Stairs lead to the first floor, and there is a door through to the kitchen. Natural light is provided by a uPVC window to the front, along with an internal stained glass window overlooking the kitchen.



KITCHEN

3.81 m x 3.18 m

Fitted with a range of wood-effect base and wall units complemented by a matching work surface. Includes a stainless steel sink unit, built-in oven and hob with extractor fan above, and plumbing for an automatic washing machine. The ceiling is artexed with coving, and the walls are finished in emulsion. Tiled flooring. A uPVC window faces the side of the property, with a uPVC door providing access to the exterior. Radiator and multiple power points.



DOWNSTAIRS BATHROOM

3.00 m x 1.56 m

Fitted with a three-piece suite comprising a bath, WC, and wash hand basin. The ceiling is artexed, with tiled walls and flooring throughout. A radiator provides heating, and a uPVC window with frosted glass faces the rear, allowing for natural light while maintaining privacy.



LANDING

Artex ceiling and walls with access to the attic. Doors lead to three bedrooms. The floor is carpeted.

BEDROOM 1

3.57 m x 2.53 m

Featuring a textured artex ceiling with a mix of emulsion and wallpapered walls. The room includes a radiator, power points, and a uPVC window overlooking the rear of the property.



BEDROOM 2

3.82 m x 2.42 m

Artex ceiling with emulsion-finished walls and carpeted flooring. The room includes a radiator, power points, and a uPVC window to the front of the property.



BEDROOM 3

2.94 m x 2.26 m

Featuring an artex ceiling and emulsion-finished walls, with easy-care laminate flooring. The room includes a radiator, power points, and a uPVC window to the front. A built-in alcove provides an excellent opportunity for a bespoke wardrobe area—ideal for maximising storage and adding character.



BASEMENT

This generously sized basement offers significant potential for various uses. With appropriate renovations, it could serve as a home gym, cinema room, additional living space. The space is currently a blank canvas, ready for transformation to suit your needs.

EXTERIOR



The garden is accessed via steps leading down from the kitchen, opening onto a neat patio area. There's also direct access to the basement room, offering convenient indoor-outdoor flow. A long and wide side path runs alongside the property, leading to a gated entrance, providing useful secondary access.







EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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