



**Maple Terrace, Abercwmboi  
CF44 6AU**

**FOR SALE**  
**£95,000**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **RENOVATION PROJECT**



**3**



**1**



**2**





## **Property Description**

**\*\* SEMI DETACHED RENOVATION PROJECT \*\***

This three bed semi detached is a blank canvas, waiting for your personal touch.

With a renovation project, you have the opportunity to create your own unique style and make this house truly yours.

Imagine transforming it into your dream home while enjoying the views of the surrounding valley and lake where you can admire the local wildlife and swans.

The long tiered garden adds even more potential to create your own outdoor oasis, perfect for outdoor enthusiasts.

Don't miss out on this chance to put your own personal stamp on this incredible property.

Local convenience shop within walking distance. The town centre of Aberdare with it's larger shops, sports centre and train station is a short drive away.

Accommodation: Entrance hall, two reception rooms, kitchen, downstairs bathroom with separate toilet and three bedrooms.

## **ENTRANCE HALL**

Entrance via an aluminium front door. Wallpaper walls and ceiling. Carpet flooring. Radiator. Doors to two reception rooms. Stairs to first floor. Power points.

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## **RECEPTION ROOM 1**

3.97 m x 3.17 m

Original tiled fire surround with open chimney, possibility of installing log burner. Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. Power points. Aluminium bay window to the front with amazing views of the surrounding valley.

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## **RECEPTION ROOM 2**

4.90 m x 3.68 m

Artex ceiling. Wallpaper walls. Carpet flooring. Power points. Under stairs storage. Coal effect fire with back boiler behind. Door to kitchen. Aluminium window to the rear.

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## **KITCHEN**

2.67 m x 2.48 m

Base units. Emulsion ceiling. Wallpaper walls. Vinyl flooring. Power points. Plumbed for automatic washing machine. Stainless steel sink unit. Door leading to downstairs bathroom. Aluminium window to the side and door to the rear.

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## **DOWNSTAIRS BATHROOM**

1.68 m x 1.60 m

Bi fold half height shower doors to walk in shower. Wash hand basin. Non slip flooring. Radiator. Emulsion ceiling. Emulsion and panelled walls. Door leading to separate w.c. uPVC window to the rear with frosted glass.

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### **SEPARATE W.C.**

1.33 m x 1.01 m

W.c. Radiator. Emulsion walls and ceiling. uPVC window with frosted glass to the side.

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### **LANDING**

Wallpaper walls and ceiling. Carpet flooring. Power points. Attic access. Doors leading to three bedrooms. uPVC window to the side.

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### **BEDROOM 1**

3.37 m x 3.20 m

Measurements taken to built in in storage cupboards, we have been advised by the vendor that the original fireplace is behind the storage cupboards. Wallpaper walls and ceiling. Carpet flooring. Radiator. Power points. Aluminium window to the front with views of the surrounding valley.

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### **BEDROOM 2**

3.69 m x 2.29 m

Original fireplace. Wallpaper walls and ceiling. Carpet flooring. Power points. Aluminium window to the rear.

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### **BEDROOM 3**

2.81 m x 2.21 m

Wallpaper walls and ceiling. Carpet flooring. Power points. Aluminium window to the rear.

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## **EXTERIOR**

Front - Steps leading up to front door with tiered patio area and decorative stones. Beautiful view of the surrounding valley. Ideal spot to admire the views and the local lake with wildlife and swans.

Side - Patio area with side gate access to the rear.

Rear - Large tiered garden laid with lawn and shrubs which just keeps giving. Block built storage shed. Rear lane access

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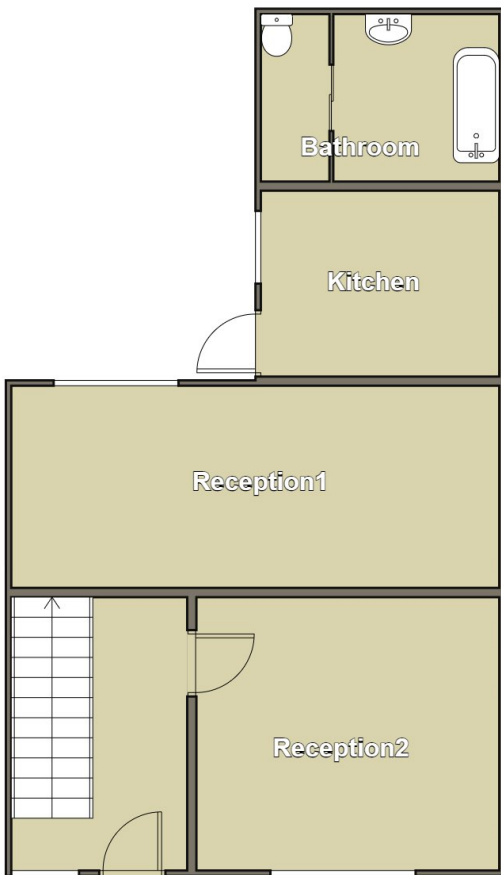




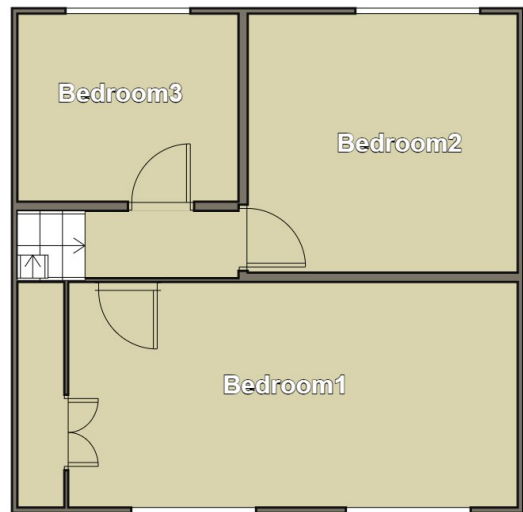
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

# FLOORPLAN



Ground floor



Second floor





#### **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.



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