



**Einon Villa, Perthygleision,
Aberfan, Merthyr Tydfil.
CF48 4NZ**

**FOR SALE
£110,000**



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



3



1



2



Property Description

**** SEMI DETACHED WITH THREE BEDROOMS ****

Attention all renovation enthusiasts and cash purchasers!

This spacious semi detached property is a diamond in the rough, awaiting a total renovation to unveil its full potential.

With generous room sizes and a large garden to the rear which previously housed a garage, the possibility of reinstating it is on the table, subject to planning permission.

Imagine the endless opportunities for this space to be transformed into your ideal living environment.

Ideally located in a popular location in Aberfan, close to local amenities and transport links.

The property is subject to probate which has recently commenced as of 4th June 2024.

Accommodation: Entrance hall, two reception rooms, dining room, kitchen, downstairs bathroom and three bedrooms.

ENTRANCE HALL

Entrance via an aluminium front door. Wallpaper walls. Artex ceiling. Tiled flooring. Radiator. Stairs to the first floor. Door leading to reception rooms.



RECEPTION ROOM 1

4.25 m x 3.53 m

Artex ceiling and walls. Wooden frame window to the front. Open entrance to reception room 2.



RECEPTION ROOM 2

4.40 m x 3.90 m

Artex ceiling. Wallpaper walls with dado rail. Tiled flooring. Radiator. Power points. Wooden frame window to the rear. Entrance to dining room.



DINING ROOM

3.19 m x 3.18 m

Artex ceiling. Tiled flooring. Wooden door to exterior and wooden frame window to the side. Entrance to kitchen.



KITCHEN

2.34 m x 2.17 m

Artex ceiling and walls. Tiled flooring. Stainless steel sink unit. Wooden frame window to the side. Entrance to downstairs bathroom.

DOWNSTAIRS BATHROOM

3.33 m x 1.40 m

Three piece suite comprising bath, w.c and wash hand basin. Tiled walls. Aluminium window frame to the rear.



LANDING

Doors to three bedrooms.



BEDROOM 1

5.20 m x 0.00 m

Two radiators. Power points. Two windows to the front.



BEDROOM 2

3.31 m x 3.30 m

Original wooden fireplace. Aluminium framed window to the rear.

BEDROOM 3

3.32 m x 3.19 m

Original cast iron fireplace. Wallpaper walls. Radiator. Power points. Attic access. Aluminium framed window to the rear.



EXTERIOR

Large garden to the rear which previously housed a garage, the possibility of reinstating it is on the table, subject to planning permission.









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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.