



**Lower Station Street,  
Aberaman**

**For Sale  
Asking Price £169,995**



**IMMACULATELY CONDITION THROUGHOUT  
3 BEDROOMS 2 BATHROOMS  
CLOSE TO LOCAL AMENITIES**



3



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## **Property Description**

We are delighted to present this immaculately presented, modern 3-bedroom end of terrace property, located on Lower Station Street in Aberaman. This beautiful home offers a stylish, open-plan living space with a high-quality finish throughout.

As you step inside, you're immediately greeted by a stunning, spacious open-plan lounge/diner, which boasts an abundance of natural light, creating a bright and airy atmosphere. The kitchen is a true highlight, featuring sleek white glossy cabinetry, integrated appliances, and a striking marble splashback. The addition of sunk LED lighting enhances the modern feel, making it a truly delightful space to cook and entertain.

The ground floor also benefits from a chic, modern shower room with corner shower, complete with a rainfall shower head. In addition, there's a convenient utility room to the rear of the property, offering extra storage and functionality.

The open-plan layout continues with stylish glass beams on the staircase, which lead to the first floor. Here, you'll find three generously sized bedrooms. The master bedroom is particularly impressive, offering a vast and bright space. Completing the upstairs is a luxurious family bathroom with a modern bathtub, an overhead shower, and a wall-mounted LED mirror - a true touch of luxury.

To the rear of the property, you'll find a lovely, private patioed space, ideal for soaking up the sun all day long. There's also a handy storage shed and side access for added convenience.

Set in a quiet, peaceful street with ample parking to the front, this property benefits from being just a short walk from local amenities, while Aberdare town centre is only a 5-minute drive away, offering a wide range of shops, schools, and transport links.

This property is a real gem and is sure to appeal to those looking for a modern, stylish home in a fantastic location. Viewing is highly recommended to appreciate everything it has to offer.

## PORCH

UPVC front door open to small porch. Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. Door to lounge diner.

## LOUNGE DINER 6.41 x 4.16

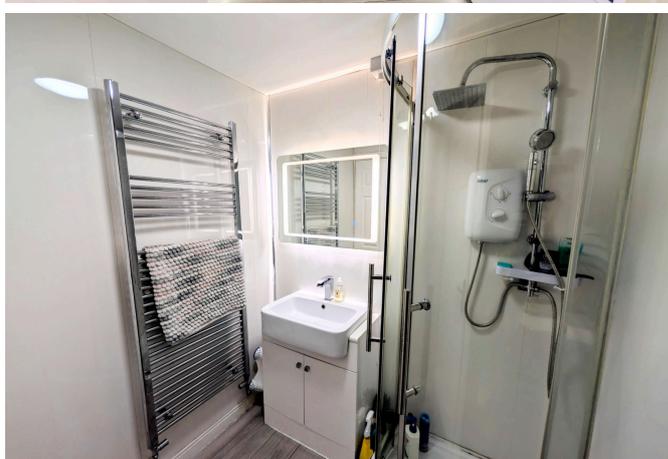
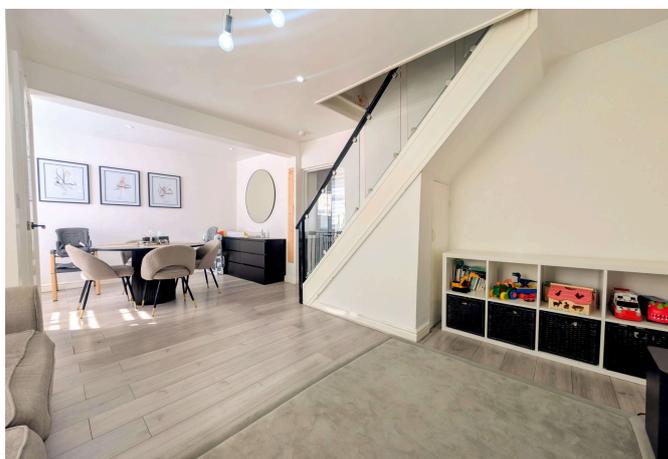
Very spacious open-plan lounge diner. Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. x2 UPVC windows to front. Door to kitchen. Glass balustrade staircase leading to first floor. Radiators. Power points.

## KITCHEN 4.399 x 2.34

Sleek white glossy cabinetry complemented by dark counter tops. Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. Intergrated oven and microwave. Gas hob with over head extractor fan. Sunken LED lighting. Kitchen sink with Pull out spray tap. Breakfast bar. UPVC window to rear. Power points. Radiator. Hallway which leads to shower room and utility room.

## SHOWER ROOM 2.31x 1.83

L-Shaped. White UPVC panelled walls. Smooth white emulsion ceiling. Grey wooden style laminate flooring. Corner shower with rain fall shower head. Toilet unit. Hand basin unit with storage. Wall mounted LED mirror. Heated towel rail.



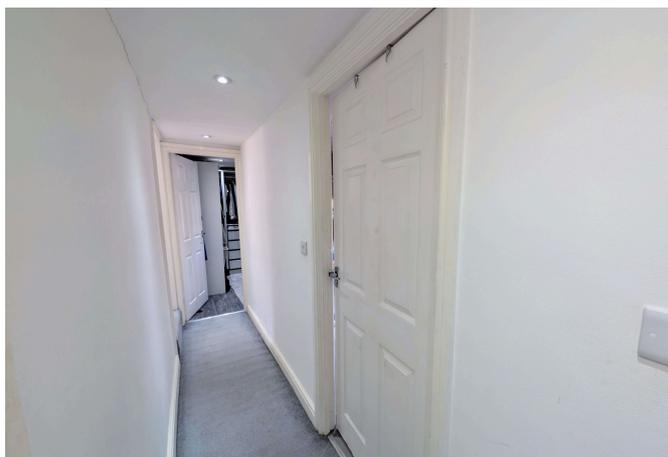
**UTILITY ROOM** 2.29 x 1.79

Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. Power points. UPVC door to rear garden.



**LANDING** 3.88 x 0.81

Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey carpeted flooring. Doors to bedrooms and bathroom.



**BEDROOM 2** 3.21 x 2.77

Smooth white emulsion walls and ceiling. Grey wooden style laminate flooring. Radiator. Power points. UPVC window to front.



**UPSTAIRS BATHROOM** 3.53 x 1.95

Stylish taupe tiled walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. White three-piece suite comprising of toilet, floating hand basin unit and bathtub with overhead shower. Wall mounted LED mirror. Built in storage cupboard. UPVC window to rear. Radiator.



**BEDROOM 1** 4.22 x 3.53

Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. Radiator. Power points. UPVC window to front.



**BEDROOM 3** 2.73 x 2.90

Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Grey wooden style laminate flooring. Radiator. Power points. UPVC window to rear.



**REAR GARDEN**

Private patioed garden. Storage sheds. Side access.







# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lower Station Street, Aberaman

# Floor Plan



## 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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