



**Elm Street, Abercwmboi.
CF44 6AS**

**FOR SALE
£85,000**



- **SEMI DETACHED**
- **THREE BEDROOMS**
- **GOOD SIZE FAMILY HOME**



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Property Description

**** SEMI DETACHED, GOOD SIZE FAMILY HOME ****

This spacious family home presents a wonderful opportunity for some renovation and modernisation. The prominent feature of a large bay window at the front provides views of the surrounding mountains, adding a touch of natural beauty to the property.

The tiered garden at the rear offers potential for landscaping and outdoor enjoyment, though it may require some attention. Moreover, the option for off road parking at the rear enhances the convenience and practicality of the residence.

This property is a perfect canvas for creating a dream family home with a blend of charm and potential.

Walking distance to local amenities and main bus route.

A short drive away is the town centre of Aberdare with its further shops, sports centre and train station.

Sold with vacant possession and no onward chain.

Accommodation: Entrance hall, lounge/diner, utility room, kitchen, downstairs bathroom and three bedrooms.

ENTRANCE HALL

Entrance via white uPVC front door with half glazed window to the side. Carpet flooring. Wallpaper walls and ceiling with coving. Radiator. Stairs to first floor. Door to lounge.



LOUNGE/DINER

7.70 m x 4.59 m

A generous size lounge/diner with archway between rooms. Wallpaper ceiling with coving. Wallpaper walls. Power points. Two radiators with decorative coverings. Carpet flooring. Electric meter and fuse board. Under stairs storage. Door to utility area. uPVC bay window to the front allowing plenty of natural light to flow through, imagine a window seat here admiring the views of the surrounding mountain side.



UTILITY ROOM

2.22 m x 2.09 m

Polystyrene tiled ceiling. Boarded walls. Vinyl flooring. Power points. Plumbed for automatic washing machine. Door to downstairs bathroom and entrance to kitchen.



KITCHEN

3.73 m x 2.57 m

Base units and one wall unit with black work surface. Vinyl flooring. Power points. Radiator. Boarded walls and ceiling with sunken spot lights. Stainless steel sink unit. Built in oven and hob. Dual aspect uPVC windows and door to the rear.



DOWNSTAIRS BATHROOM

2.03 m x 2.01 m

Three piece suite in white comprising bath, w.c and wash hand basin. Tiled walls. Vinyl flooring. Wallpaper ceiling with coving. Chrome radiator. uPVC window to the rear with frosted glass.



LANDING

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



BEDROOM 1

4.87 m x 3.17 m

Good size master bedroom. Polystyrene tiled ceiling. Floorboard flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

2.81 m x 2.63 m

Emulsion ceiling. Emulsion and wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 3

2.66 m x 2.48 m

Wallpaper walls and ceiling. Floorboard flooring. Radiator. Power points. Built in cupboard. uPVC window to the rear.



EXTERIOR

Front - Steps leading to front door with lawn either side.

Side - Side access with concrete pathway leading to rear.

Rear - Steps leading to pathway with lawn either side. Good size garden with mature shrubs and the possibility of off road parking to the rear.



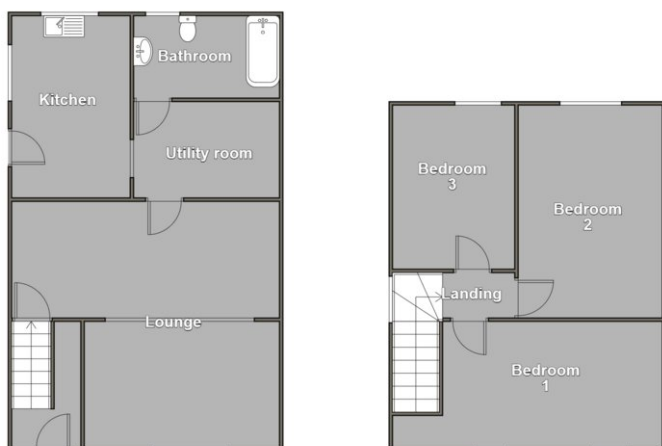






EPC

FLOORPLAN



Misdescriptions Act 1991

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