



**George Street, Aberdare.
CF44 6SH**

FOR SALE
£99,950



- **THREE BEDROOMS**
- **RENOVATION PROJECT**
- **SOLD WITH VACANT POSSESSION**



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Property Description

This stone-fronted, mid-terraced property in Aberaman presents a great opportunity for those looking for a renovation project. Situated in a convenient location, it is close to local amenities and just a short walk to the main bus route, making it an ideal spot for anyone seeking a home to restore to their own specification.

The property requires full refurbishment throughout, offering a blank canvas for the right buyer. The accommodation includes an entrance porch, hallway, lounge, kitchen, a downstairs wet room, a separate W.C and three bedrooms,.

Externally, the property features a patio area with steps leading to a further paved section, providing a usable outdoor space. The block-built storage shed offers handy extra space for tools or equipment. Rear lane access is another benefit of the property.

This property is perfect for someone with the vision to renovate and transform it into a comfortable home, ideal for anyone looking for a project.

INNER HALLWAY

Vinyl flooring with emulsion walls and ceiling. Doors leading to the downstairs wet room and separate toilet. uPVC door providing access to the rear of the property.

DOWNSTAIRS WETROOM

2.81 m x 2.69 m

Bi-fold half-door leading to the shower section. Hand basin. Non-slip flooring. Radiator. Fully tiled walls with an emulsion ceiling. uPVC frosted glass window to the rear.

SEPARATE WC

Fitted with a W.C. Non-slip flooring. Panelled walls and ceiling. uPVC frosted glass window to the side.

LANDING

Wallpapered walls and ceiling. Carpet flooring. Access to the attic. uPVC window to the rear. Doors leading to three bedrooms.

BEDROOM 1

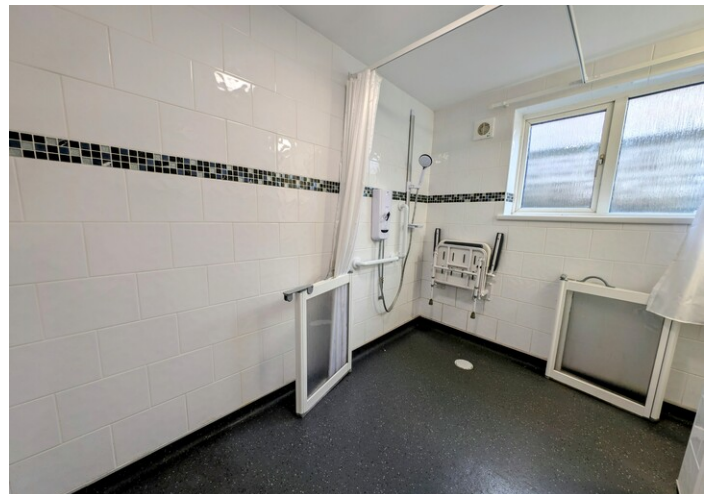
3.36 m x 2.70 m

Wallpapered walls and ceiling. Carpet flooring. Radiator and power points. Built-in wardrobes above the main area. uPVC window to the front.

BEDROOM 2

2.89 m x 2.89 m

Wallpapered walls and ceiling. Carpet flooring. Radiator and power points. Wall-mounted boiler. uPVC window to the rear.



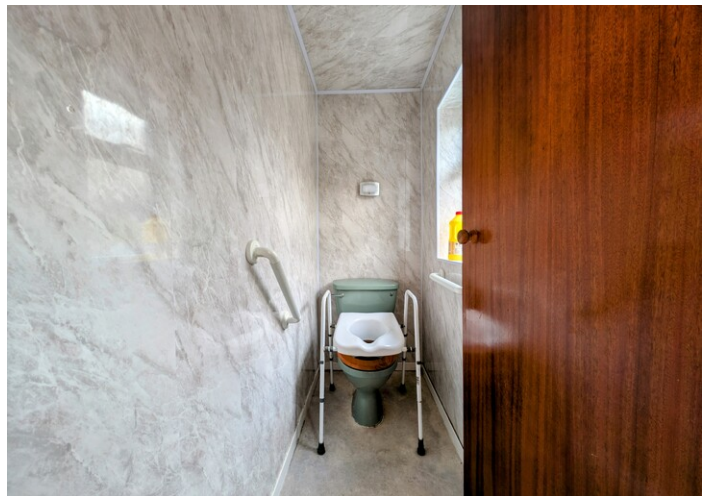
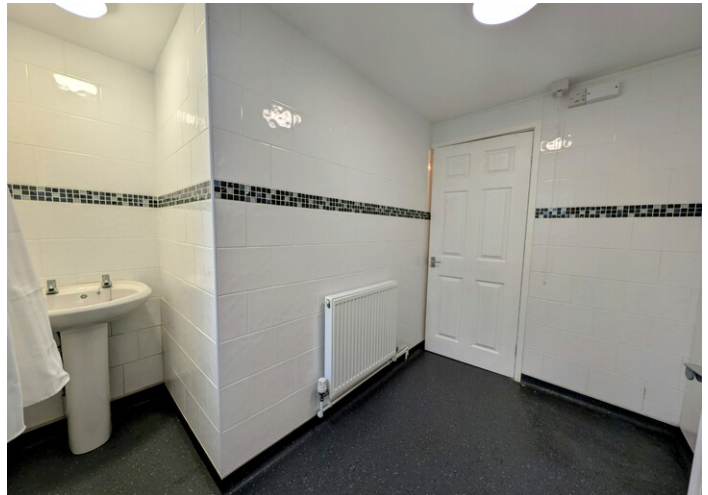
BEDROOM 3

2.74 m x 2.08 m

Wallpapered walls and ceiling. Carpet flooring. Radiator and power points. uPVC window to the front.

EXTERIOR

Patio area with steps leading to a further paved section. Block-built storage shed. Rear lane access.







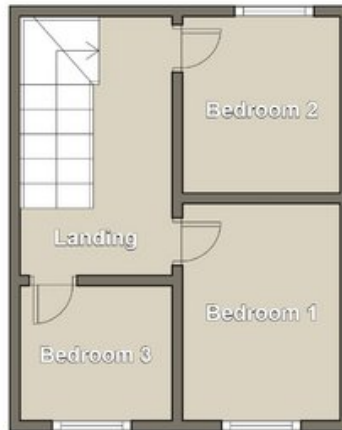




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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