



**Maelgwyn Terrace, Aberdare  
CF44 8AU**

**FOR SALE  
£199,950**



- **EXCEPTIONAL NEWLY MODERNISED TERRACE**
- **3 BEDROOMS**
- **LUXURY UPSTAIRS BATHROOM**



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## **Property Description**

T Samuel Estate Agent proudly introduces this recently modernised 3 bedroom terraced house in Maelgwyn Terrace, Aberdare. A lovely quiet location yet within easy reach of the town centre of Aberdare.

This beautifully modernised home offers a light and airy entrance leading to an open plan lounge diner with a stunning fireplace and electric stove. The newly renovated kitchen features white Shaker style units, oak effect worktops, and a Beko range cooker, with matching utility space and convenient access to a WC.

The Victorian style bathroom includes a luxurious slipper bath and corner shower. The spacious double bedroom boasts a modern light fitting and newly laid carpet. Outside, the south facing garden provides a relaxing, low maintenance space with decking, lawn, and gravel, alongside a large storage area with potential for off-road parking and a garage, subject to planning permission.

Maelgwyn Terrace is within walking distance of the town of Aberdare, with plenty of shops and super markets. Close by is Aberdare Park and Sorbel Sports Centre. Good road links with easy access to the heads of valleys road links.

## **Hallway**

6.41 m x 0.91 m

Access to the property is through a UPVC front door, leading into a bright and airy entrance area. The space features a staircase ascending to the first floor and seamlessly opens up into a spacious open plan lounge and dining area, perfect for modern living and entertaining. Smooth emulsion ceiling and walls. Laminate flooring laid.

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## **Lounge diner**

6.73 m x 3.47 m

The light and airy, spacious lounge-diner benefits from a UPVC window to the front and UPVC patio doors to the rear, allowing plenty of natural light to flow through. The room features a smooth emulsion ceiling and walls, a radiator, and elegant laminate flooring. The focal point of the space is a beautiful fireplace with an electric stove, complemented by an oak mantel, adding warmth and character to the room.

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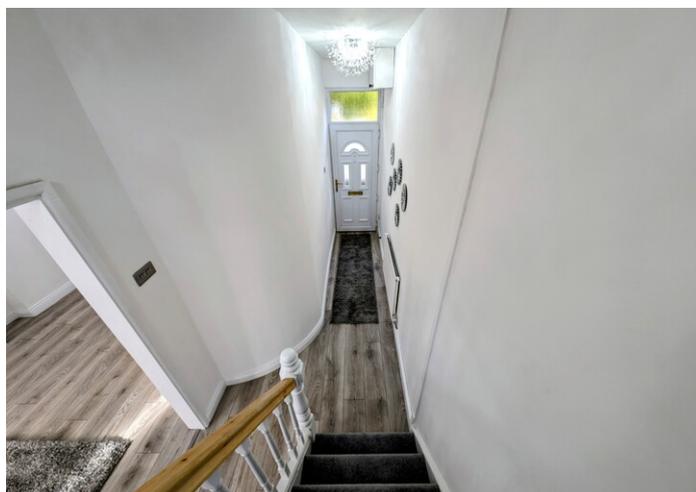


## **Kitchen**

3.08 m x 3.04 m

The newly modernised kitchen boasts stylish white Shaker-style base and wall units, paired with oak-effect laminate worktops for a complementary touch. A beautiful white ceramic sink unit with a drainer enhances the space with designer chrome tap. Slate effect ceramic tiled flooring adds a sleek finish. The kitchen is well lit by a UPVC window to the side, and brushed chrome power points provide a modern touch. At the heart of the kitchen is a Beko freestanding range cooker with a double oven, grill, and 5-zone induction hob, set within a charming farmhouse-style feature, complete with an oak mantel above. Smooth emulsion ceiling with beautiful designer light fitting. Smooth emulsion walls and attractive linear tiling. Walk through to utility area.

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### **Utility room**

3.61 m x 3.12 m

The utility room features smooth emulsion ceilings and walls, complemented by attractive linear wall tiles that add a stylish accent. The white Shaker style units, matching those in the main kitchen, seamlessly tie the spaces together while providing ample storage. There is convenient plumbing for both a washing machine and a tumble dryer. A door leads to a WC, while a UPVC door provides access to the rear garden.

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### **Ground floor WC**

1.49 m x 0.86 m

The convenient downstairs WC features a sleek sink set in a practical vanity unit, offering additional storage. The room is finished with smooth emulsion ceilings and walls, complemented by stylish linear wall tiling and ceramic floor tiles, adding a polished, modern touch.

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### **Upstairs Bathroom**

The traditional Victorian style bathroom suite, finished in classic white, adds a touch of elegance. It features a stunning slipper bath with decorative claw feet and a handheld shower tap, alongside a corner shower unit, wash hand basin, and WC, all with chrome fittings. Florence mirrored vertical designer radiator. The smooth emulsion ceiling is fitted with inset spotlights, and a UPVC opaque window to the rear allows natural light while ensuring privacy.

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### **Landing**

3.61 m x 1.82 m

Smooth emulsion ceiling and walls. Door leading to all 3 bedrooms and family bathroom. Newly laid carpet.

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### **Bedroom 1**

4.50 m x 2.76 m

This spacious double bedroom features a smooth emulsion ceiling with a stylish modern chrome firework light fitting, creating a contemporary focal point. The smooth emulsion walls and brushed chrome power points add to the room's sleek aesthetic. Newly laid carpet provides comfort underfoot, and there is ample space for bedroom furniture. A UPVC window to the front allows for plenty of natural light. Radiator.

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### **Bedroom 2**

2.82 m x 2.61 m

Smooth emulsion ceiling with chrome firework light fitting. Smooth emulsion walls with radiator. Brushed chrome power points. Upvc window to the rear.

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### **Bedroom 3**

3.14 m x 1.83 m

Smooth emulsion ceiling with chrome firework light fitting. Smooth emulsion walls with radiator. Brushed chrome power points. Upvc window to the front.

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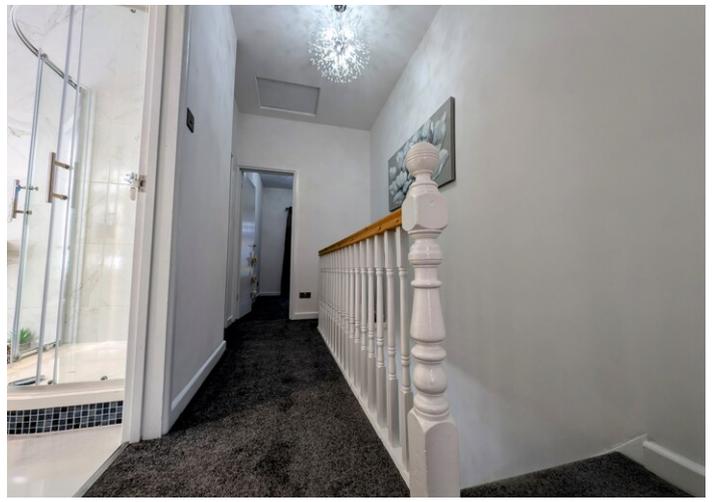
### **Rear garden**

The south facing garden offers a fantastic outdoor space, perfect for relaxing and enjoying the sunshine. It features a mix of wooden decking, a lawned area, and gravel, making it virtually maintenance free. At the rear, there is a large block built storage area with pedestrian access to a wide rear lane. Additionally, there is potential for off-road parking and the possibility of adding a garage, subject to planning permission

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# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# 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.

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