



**Lewis Street, Aberaman.
CF44 6PY**

**FOR SALE
£139,950**



- **1 BED GROUND FLOOR FLAT**
- **2 BED MAISONETTE**
- **LOCAL AMENITIES ON YOUR DOORSTEP**



3



2



2



Property Description

*** CALLING ALL INVESTORS ***

A great opportunity for investors.

With the unique layout of a 1 bed ground floor flat and a 2 bed maisonette upstairs, you have the potential to generate dual rental income.

Imagine the possibilities:

1. Rent out both units for maximum return on investment
2. Live in one unit and rent out the other to cover your mortgage
3. Convert the property into a vacation rental

Investors will appreciate the flexibility and versatility of this property, making it an attractive addition to any portfolio.

Don't miss out on this chance to maximise your investment potential !

Located in Lewis Street, Aberaman with everything you need on your doorstep.

Accommodation comprises:

Ground floor Flat: Entrance hall, lounge, 1 bedroom, bathroom and kitchen.

Maisonette: Kitchen, bathroom, lounge and two bedrooms.

GROUND FLOOR FLAT

ENTRANCE HALL

White uPVC front door. Emulsion walls and ceiling. Stairs to maisonette. Entrance door to ground floor flat.

LOUNGE

3.62 m x 3.10 m

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

BEDROOM 1

3.26 m x 3.08 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Door to under stairs storage Door to bathroom. uPVC window to the side with frosted glass.

BATHROOM

3.40 m x 2.01 m

Shower cubicle, w.c and wash hand basin with vanity unit. Emulsion ceiling. Emulsion walls with tiles around w.c and wash hand basin. Radiator. Vinyl flooring. uPVC window to the side with frosted glass.

KITCHEN

2.99 m x 2.46 m

Base and wall units in wood with complimentary black work surface. Plumbed for automatic washing machine. Stainless steel sink unit. Built in oven and hob with extractor hood above. Wall mounted boiler. Vinyl flooring. Emulsion walls and ceiling. Vinyl flooring. Radiator. Power points. uPVC window and door to the rear.



EXTERIOR

Steps to low maintenance artificial lawn area, ideal for bistro table and chairs. Side gate access.



MAISONETTE

KITCHEN

3.53 m x 3.29 m

Entrance via a white uPVC door. Grey wood base and wall units. Complimentary wooden work surface with panelled splash backs. Plumbed for automatic washing machine. Stainless steel sink unit. Emulsion ceiling and walls. Vinyl flooring. Radiator. Power points. Access to living room. Door leading to bathroom.



BATHROOM

2.98 m x 1.89 m

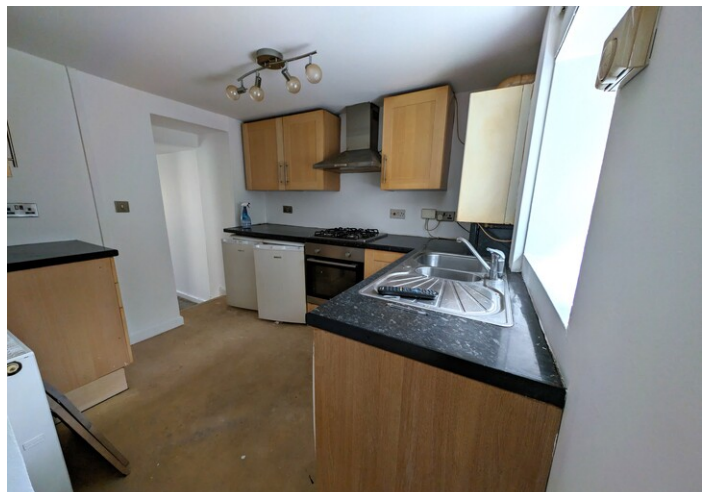
White suite comprising bath, w.c and wash hand basin. Separate shower cubicle. Emulsion ceiling and walls. Vinyl flooring. Radiator.



LOUNGE

7.01 m x 3.96 m

Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Carpet flooring. Two radiators. Power points. Built in cupboard housing combi boiler. Stairs to first floor. uPVC window to the front and side.



LANDING

Emulsion walls and ceiling. Carpet flooring. Doors to two bedrooms.

BEDROOM 1

4.00 m x 3.24 m

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



BEDROOM 2

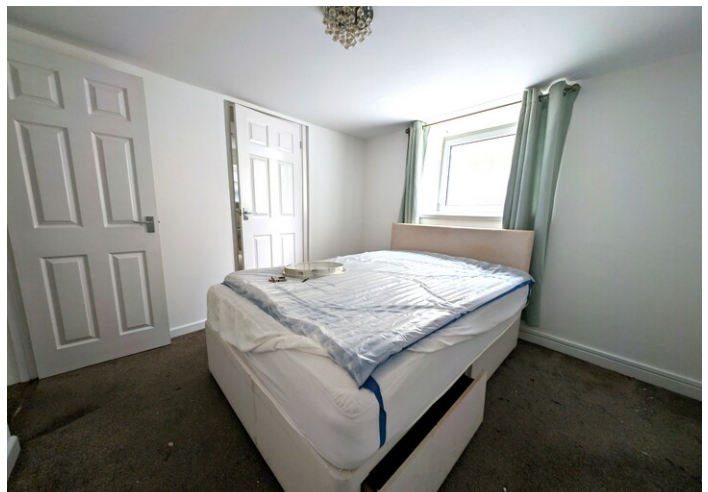
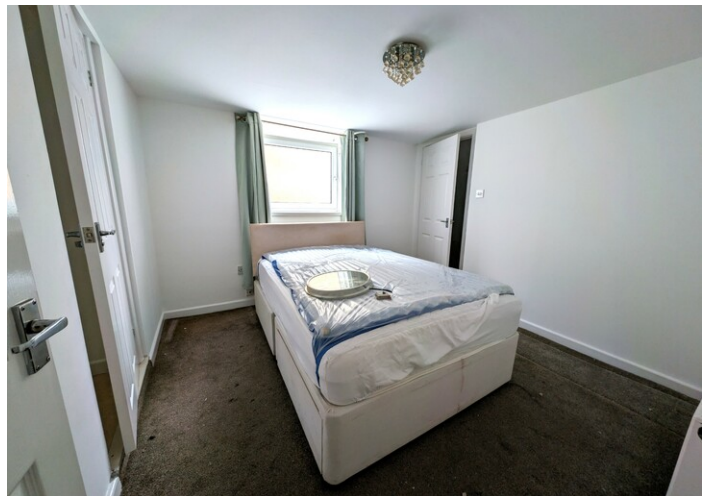
3.95 m x 2.89 m

Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.



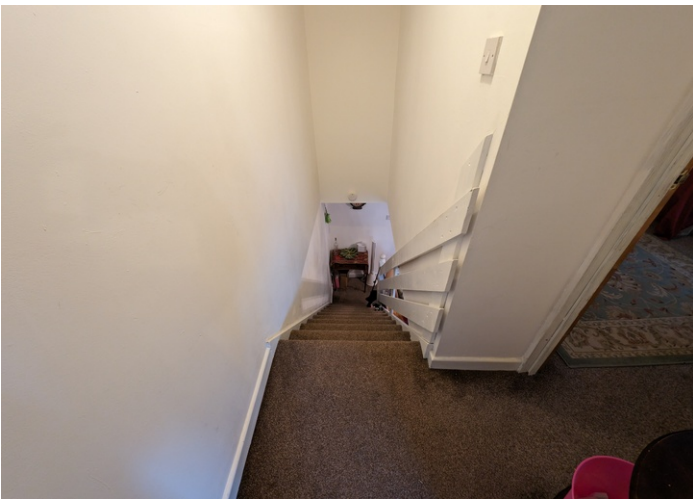
EXTERIOR

Low maintenance patio area, ideal for bistro table and chairs, perfect for relaxing or entertaining. Side gate access.









EPC

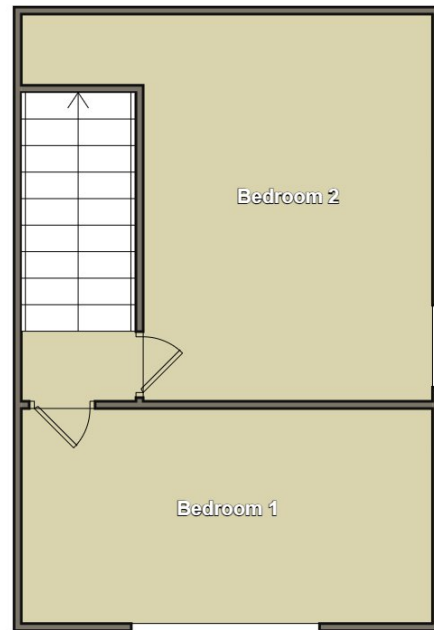
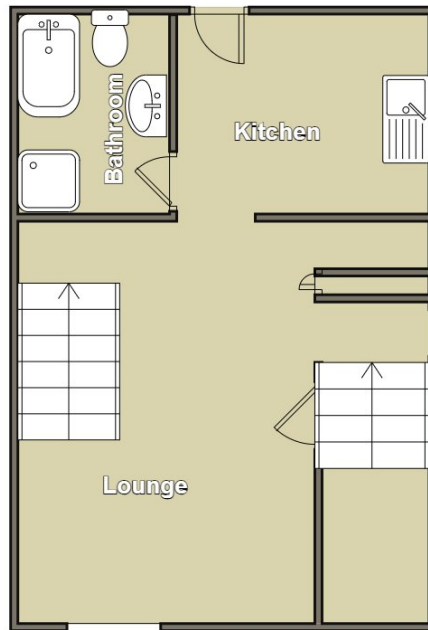
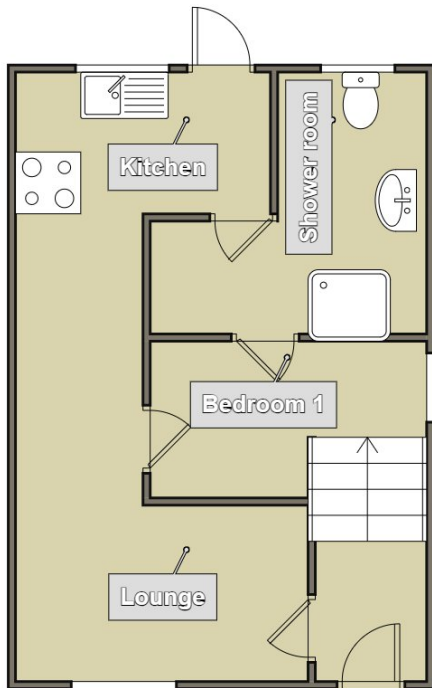
46a Lewis Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

46b Lewis Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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