



**Commerce Place, Aberaman,  
Aberdare. CF44 6SY**

**FOR SALE**  
**£109,000**



- **THREE BEDROOMS**
- **IN NEED OF SOME UPDATING**
- **SOLD WITH NO ONWARD CHAIN**



**3**



**1**



**1**





## **Property Description**

A three-bedroom terraced property situated in Aberaman.

Offering good-sized accommodation, this home would make an ideal family residence.

It is sold with vacant possession and no onward chain, allowing for a smooth and straightforward sale.

Local shops are within walking distance, and the town centre of Aberdare—with its wider range of amenities and train station—is easily accessible by transport.

The property does require some updating but offers excellent potential for those looking to create a comfortable family home.

## **ENTRANCE HALL**

The property is entered via a white uPVC front door into an entrance hall featuring an artex ceiling, smooth emulsion walls, carpet flooring, and a radiator. A door leads through to the living room.

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## **LOUNGE**

4.60 m x 4.30 m

The lounge offers a comfortable space with an emulsion ceiling and wallpapered walls, complemented by carpet flooring. It features an electric fireplace, radiator, and convenient power points. Natural light fills the room through a uPVC window to the front, while doors provide easy access to the kitchen.

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## **KITCHEN**

5.90 m x 3.90 m

The kitchen offers a generous space with attractive wood base and wall units paired with complementary work surfaces. It features an artex ceiling, a mix of emulsion and tiled walls, and practical vinyl flooring. Equipped with a freestanding cooker, stainless steel sink, radiator, and power points, it also benefits from plumbing for an automatic washing machine. Plenty of room is available for a table and chairs, making it a welcoming area to cook and dine, with a uPVC window overlooking the rear garden.

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## **LANDING**

The landing features an artex ceiling, smooth emulsion walls, and carpet flooring. Doors lead off to the bedrooms and bathroom.

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## **UPSTAIRS BATHROOM**

3.90 m x 3.00 m

The upstairs bathroom includes a bath, separate shower cubicle, w.c., and wash basin. It features an artex ceiling, wallpapered walls with tiles around splashback areas, and a combination of carpet and vinyl flooring. There is a radiator, a wall-mounted boiler, and a uPVC window overlooking the rear.

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## **BEDROOM 1**

3.60 m x 2.30 m

Bedroom one offers a bright and comfortable space with an artex ceiling and smooth emulsion walls. It benefits from carpet tile flooring, a radiator, and convenient power points. A uPVC window to the front lets in plenty of natural light.

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## **BEDROOM 2**

3.50 m x 2.20 m

Bedroom two features an artex ceiling and walls, with carpet flooring throughout. It includes a radiator and a uPVC window to the front, filling the room with natural light.

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## **BEDROOM 3**

3.90 m x 3.00 m

Bedroom three offers an artex ceiling, smooth emulsion walls, and carpet flooring. It includes a radiator, power points, and a uPVC window overlooking the rear.

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## **EXTERIOR**

The exterior features a patio area with decking, fully enclosed by fencing for privacy. Steps lead down to a lawned garden area, which includes a wooden shed for additional storage.

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# EPC

## 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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