



Gadlys Street, Aberdare

For Sale

**Offers in the region of
£99,950**



**SPACIOUS LIVING AREAS
EXPANSIVE REAR GARDEN
CLOSE TO LOCAL AMENITIES**



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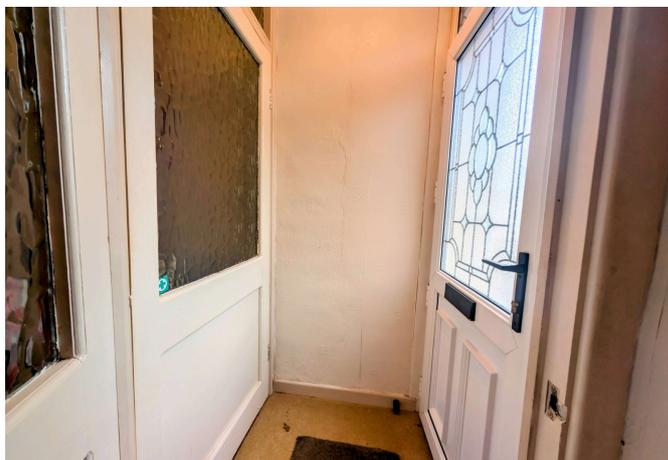
Property Description

This charming 2-bedroom terraced house on Gadlys Street, Aberdare, offers great potential for anyone looking to put their own stamp on a property. The ground floor features a porch, spacious open-plan lounge, alongside a large kitchen with plenty of room to add your personal touch. There's also a handy downstairs shower room. Upstairs, you'll find 2 generously sized bedrooms both with built in wardrobes - there is also the possibility of reverting to the original 3-bedroom layout which gives you the flexibility to design the space that works best for you.

Outside, the low-maintenance patio garden is a real highlight, complete with a built-in storage sheds and lovely views, as well as rear access. Tucked away on a private street, this house is just a stone's throw from the beautiful Aberdare Park and only a 5-minute stroll to Aberdare town - offering the perfect balance of peaceful living and convenience! While it does require some upgrading, it offers the perfect opportunity to create a home that reflects your style.

PORCH 1.12 x 0.9

UPVC door leads to small porch. Artex ceiling. Carpeted flooring. Wallpapered walls. Door to lounge.



LOUNGE 6.10 x 4.32

Artex ceiling. Carpeted flooring. Wallpapered walls. UPVC window to front. Power points. Radiators. Stairs to first floor. Double doors to kitchen.



KITCHEN 4.16 x 3.42

Artex ceiling. Tiled flooring. Tiled walls. Wooden kitchen units. Stainless steel kitchen sink. Freestanding oven/hob. Plumbed for washing machine. UPVC window and door to rear. Door to bathroom



BATHROOM 2.22 x 1.63

Tiled floors. Paneled walls. Artex ceiling. Shower. Toilet. Hand basin. UPVC window to side.



BEDROOM 1 3.99 x 3.46

Artex ceiling. Carpeted flooring. Wallpapered walls. 2x UPVC window to front. Power points. Radiators. Built in wardrobes. Built in airing cupboard.



BEDROOM 2 3.44 x 1.98

Artex ceiling. Carpeted flooring. Wallpapered walls. UPVC window to rear. Power points. Radiator. Built in wardrobes.



REAR GARDEN

UPVC door from kitchen opens to expansive rear garden. Low maintenance patio garden. Concrete built storage sheds. Rear access.







EPC



Floor Plan



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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