



Brynheulog Terrace, Aberaman

For Sale
Offers in the region of
£140,000



SPACIOUS LIVING AREAS
3 BEDROOMS WITH ATTIC CONVERSION
PRIVATE, WELL MAINTAINED REAR GARDEN



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Property Description

We are pleased to present this delightful three-bedroom terraced home, situated in the lovely area of Brynheulog Terrace, Aberaman. With its charming stone fronted exterior and red brick detailing, this property offers a perfect blend of traditional character and modern living.

As you approach the property, stairs lead to the front garden, which is a lovely patio area - perfect for enjoying the outdoors. Upon entering the home, you are greeted by an entrance hallway that leads to the ground floor's impressive lounge diner. This room features a stunning bay window, which floods the space with natural light, highlighting the gorgeous wooden flooring. The kitchen is exceptionally spacious, offering trendy green cabinetry, an integrated oven, and an induction hob.

Upstairs, you will find one very generously sized double bedroom, as well as a well-appointed family bathroom, which includes a bathtub and separate shower. Additionally, there are two further bedrooms, one of which provides access to a superb attic conversion. This fantastic space features high ceilings and provides great potential for use as a home office, guest room, or additional living area.

The rear garden is beautifully maintained and offers a private haven, with lawned areas, gravelled sections, mature trees providing ample privacy, and lovely planted pots. For added convenience, there is a storage shed and rear access to the property.

This lovely home is perfect for families and those looking for a blend of charm, space, and practicality. Contact us today to arrange a viewing!

ENTRANCE HALLWAY 2.96 x 1.26

UPVC open to entrance hallway. Artex walls. Artex ceiling. Tiled floor. Double radiator. Doorway leading to the living room.



LIVING ROOM 7.34 x 3.57

Smooth emulsion walls. Artex ceiling. Wooden flooring. Large radiator plus double radiator. Double sockets. Large bay window facing front of property. Window facing the rear garden. Door leading to the kitchen.



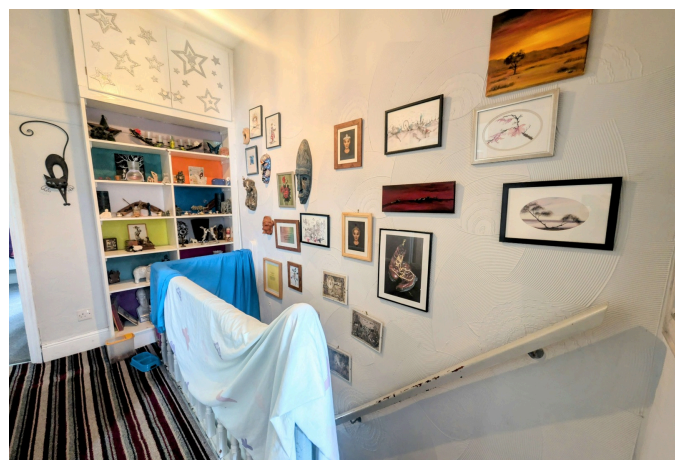
KITCHEN 5.19 x 3.29

Smooth emulsion walls. Artex ceiling. Tiled floor. Double radiator. Double sockets. Trendy green cabinetry. Integrated oven. Boxed in boiler. Tiled back splash. UPVC window facing the rear garden. Door to under stair storage. UPVC window to side. UPVC door to side leading to rear garden.



LANDING 3.29 x 1.64

Artex walls. Artex ceiling. Carpeted floor. Single sockets. Doorways leading to bedroom 1,2 and 3. Doorway leading to bathroom.



BEDROOM 1 3.41 x 2.72

Smooth emulsion walls. Artex ceiling. Laminate floor. Double radiator. Double sockets. Built In wardrobe. Window facing the rear garden.



BATHROOM 3.25 x 2.62

Part smooth emulsion walls, part tiled. Artex ceiling. Vinyl floor. Double radiator. Corner electric showers. White three-piece suite comprising of bathtub, toilet and hand basin. Wall mounted mirrored vanity unit. Window facing the rear garden.



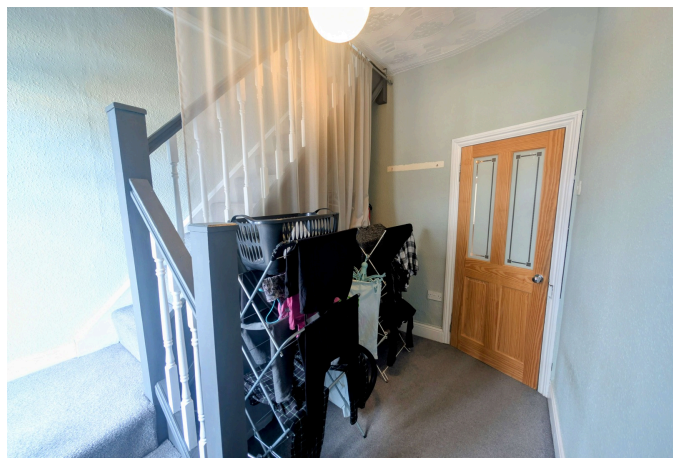
BEDROOM 2 3.63 x 2.56

Smooth emulsion walls. Artex ceiling. Laminate floor. Double radiator. Double sockets. Window facing the front of property.



BEDROOM 3 3.11 x 2.31

Artex walls. Artex ceiling. Carpeted floor. Double radiator. Double sockets. Under stair storage. Window facing the front of property. Stairs leading to bedroom 4 / attic room.



ATTIC ROOM 5.16 x 4.48

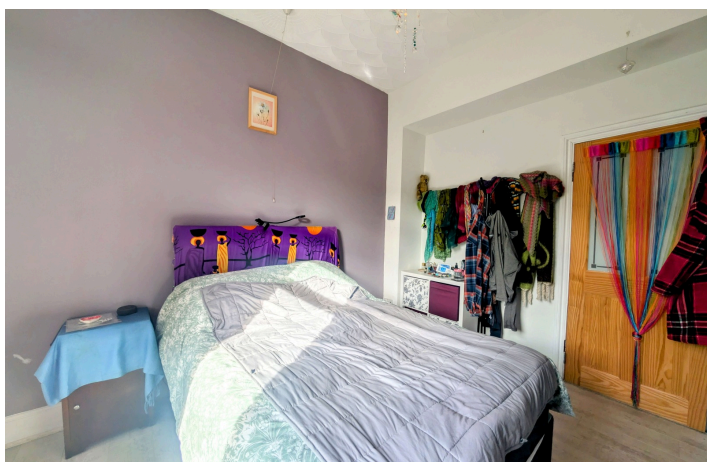
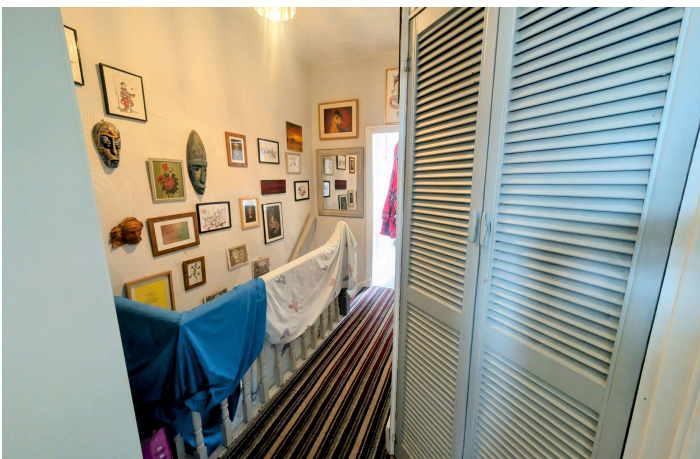
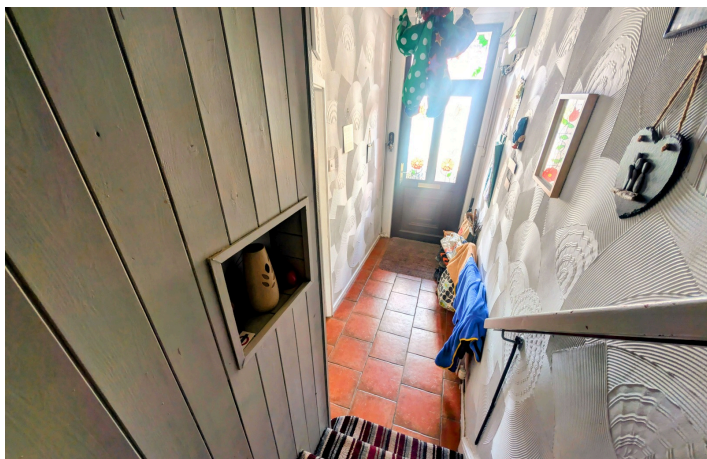
Smooth emulsion walls. Smooth emulsion ceiling. Carpeted floor. Double sockets. Built In cupboards. Velux windows facing the rear garden and front of property.

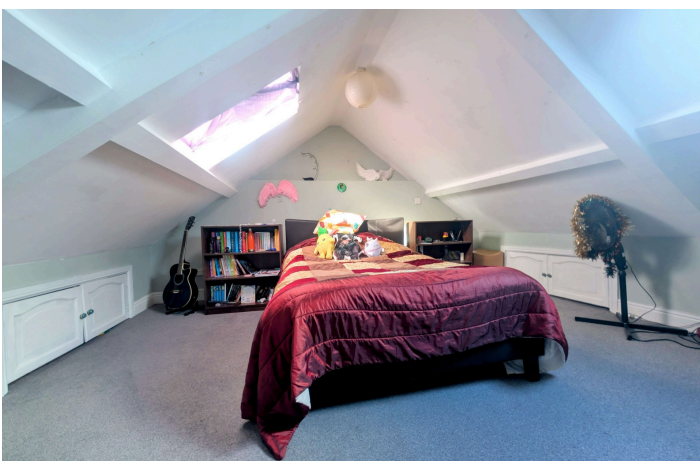
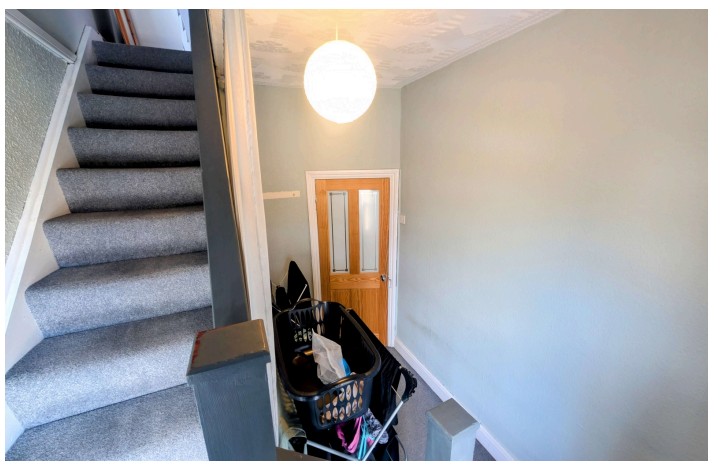
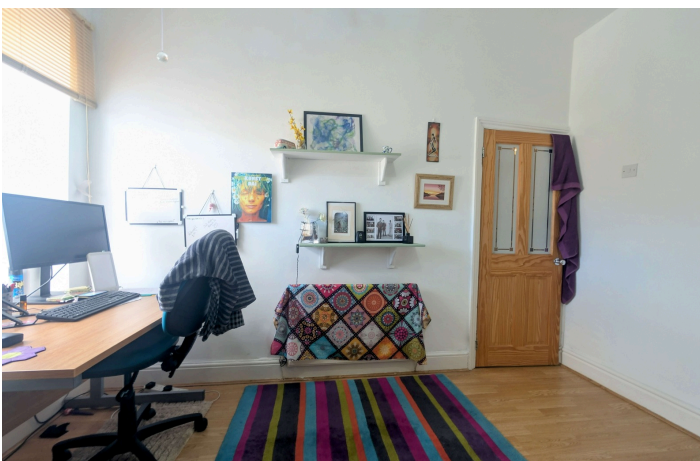
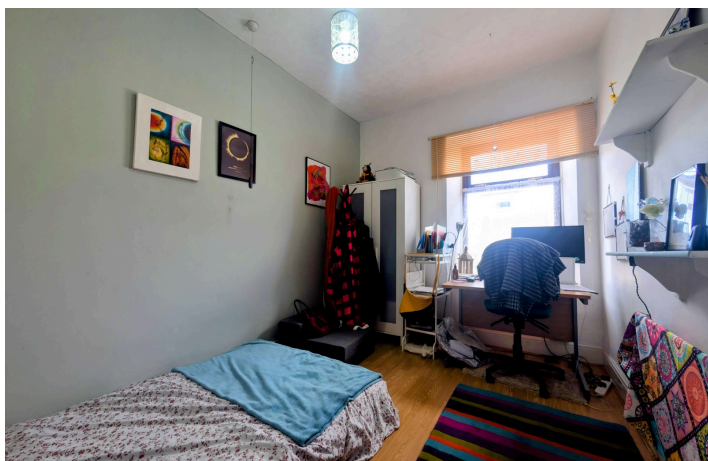


REAR GARDEN

UPVC door from kitchen opens to rear garden. Stairs lead to gravelled area with plotted plants. Well maintained lawn area surrounding by mature trees. Storage shed. Rear access







EPC



Floor Plan



Misdescriptions Act 1991

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Data Protection Act 1998

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