



# Lawrence Avenue

Aberdare, CF44 9EW

£109,995



Lawrence Avenue Penywaun spacious end terrace house is waiting to be polished. Boasting 3 excellent size bedrooms and 2 bathrooms, this property offers ample space for a growing family or investor looking for a buy-to-let opportunity.

Upon entering, you are greeted by an inviting entrance porch leading to a hallway that sets the tone for the rest of the house. The generous lounge/diner is perfect for family gatherings or entertaining guests. The fitted kitchen and utility room provide functionality and convenience for everyday living.

In need of some updating and modernisation, this property presents a fantastic opportunity to add your personal touch. The downstairs shower room and upstairs bathroom offer practicality for busy mornings

Situated in a popular location, this house is within walking distance of local schools and amenities, making it ideal for families with children or those seeking convenience. The front garden, along with side access to the rear garden and outbuildings, provides outdoor space for gardening enthusiasts or summer barbecues.

With gas central heating and double glazed windows, this property ensures warmth and energy efficiency throughout the year.





### Porch

UPVC double glazed front door.

### Hall

Radiator. Stairs to first floor. Understairs storage.

### Kitchen 10'10 x 9'8 (3.30m x 2.95m)

Wall and base units. Sink. Provision for washing machine. Electric hob and oven.

### Utility

UPVC double glazed door.

### Shower room

Shower. Wash hand basin. W.C. UPVC double glazed window.

### Lounge 20'11 x 15'2 max (6.38m x 4.62m max )

Fire surround. Electric fire. 2 x UPVC double glazed windows. Radiator x 2.

### Landing

### Bedroom 1 11'4 x 11'11 (3.45m x 3.63m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 8'10 x 12'6 (2.69m x 3.81m)

Radiator. UPVC double glazed window to rear. Wardrobe.

### Bedroom 3 9'1 x 9'0 (2.77m x 2.74m)

Radiator. UPVC double glazed window to front. Storage cupboard.

### Bathroom

Bath. Wash hand basin. W.C. Radiator. UPVC double glazed window to rear. Cupboard housing boiler.

### Outside

Front enclosed garden with side access to rear garden with garden storage outbuilding

### Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

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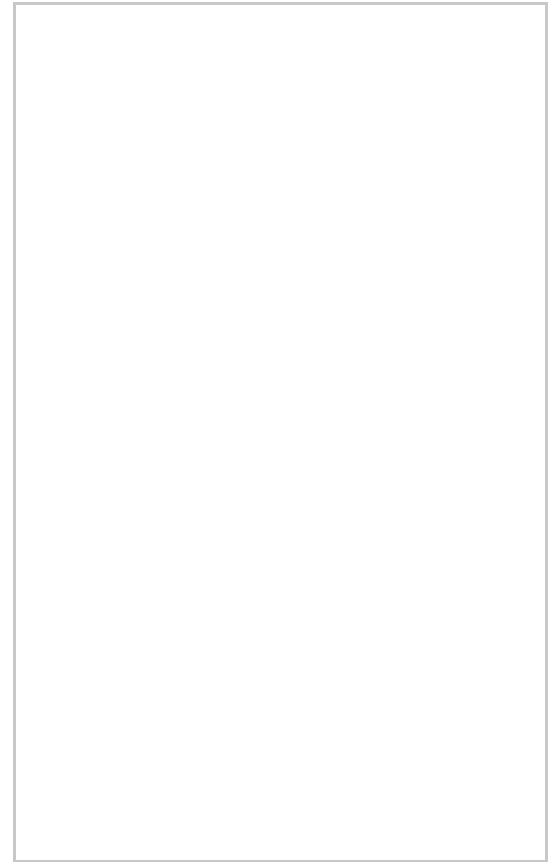
### Tenure

We are advised that the property is Freehold.

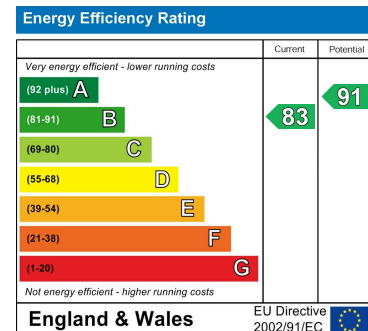
## Area Map



## Floor Plans



## Energy Efficiency Graph



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