



## Jenkin Street

Abercwmboi, Aberdare, CF44 6BB

£104,995



This delightful terraced house on Jenkin Street, Abercwmboi presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a welcoming entrance hall that leads into a lounge, perfect for relaxation and entertaining. The kitchen provides ample space for culinary pursuits, while a convenient rear porch offers additional storage and access to the outdoors.

Upstairs, you will find two generously sized double bedrooms, each offering a comfortable retreat. The modern shower room, ensuring both style and functionality. The neat enclosed rear garden is a lovely feature, providing an outdoor space for gardening or enjoying a quiet moment in the fresh air.

This home benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Its popular location offers easy access to local schools, making it ideal for families, as well as convenient bus routes for those commuting. Additionally, the nearby country walks provide a wonderful opportunity to explore the beautiful surroundings.

In summary, this property is a fantastic choice for anyone looking to enter the housing market or expand their investment portfolio. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this charming house your new home.



### Hallway

UPVC double glazed door. Stairs to first floor.

### Lounge 12'0 x 14'10 (3.66m x 4.52m)

Radiator. Gas fire with baxi back boiler serving hot water and heating system. UPVC double glazed window to front.

### Kitchen 8'9 x 10'6 (2.67m x 3.20m)

Tiled flooring. Modern range of wall and base units incorporating Stainless steel sink. UPVC double glazed window to front. Radiator. Provision for washing machine.

### Modern Shower room 9'0 x 6'7 (2.74m x 2.01m)

Modern suite in white comprising Shower. W.C. Wash hand basin. Radiator. UPVC double glazed window to rear.

### Rear hall

Understairs storage.

### Rear porch

UPVC double glazed window and door to rear garden.

### Bedroom 1 11'2 x 14'9 (3.40m x 4.50m)

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

### Bedroom 2 8'10 x 14'10 (2.69m x 4.52m)

Radiator. UPVC double glazed window to front.

### Outside

Rear garden.

### Tenure

Freehold so we are advised by vendor.

### 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.

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The Property Misdescription Act 1991

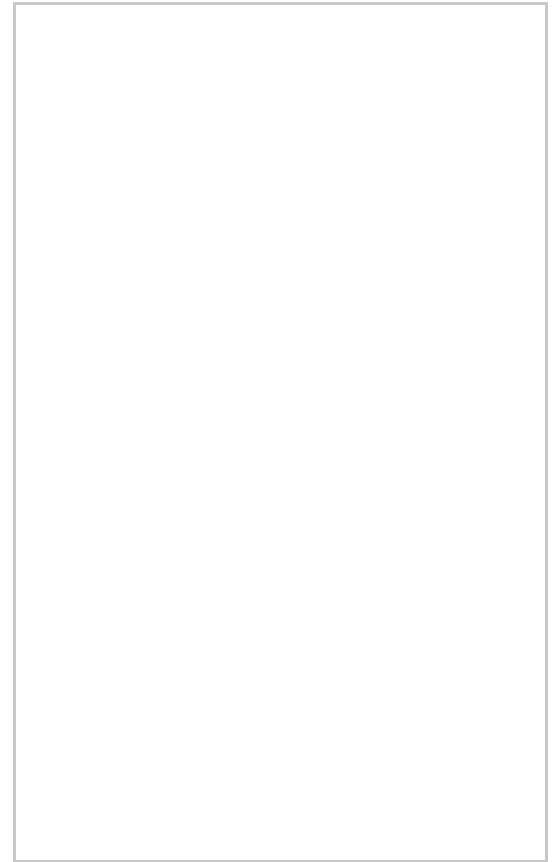
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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