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Aman Court

Cwmaman, Aberdare, CF44 6PB

£74,995









*** NO ONWARD CHAIN***

Nestled in the charming village of Cwmaman, Aberdare, this end terrace house in Aman Court presents a rare opportunity for those seeking a renovation project. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation for creating a delightful home tailored to your tastes.

The house is set against a backdrop of beautiful views, providing a serene environment that is perfect for relaxation and inspiration. The potential for transformation is immense, allowing you to reimagine the space to suit your lifestyle. Whether you are a first-time buyer looking to make your mark or an investor seeking a promising project, this property is brimming with possibilities.

The bathroom is conveniently located, and the layout of the house allows for a variety of design options. The end terrace position not only enhances privacy but also offers additional outdoor space, ideal for enjoying the

The end tended surroundings.

Cumaman is a healtiful area known for its community spirit and accessibility to local amenities. This property is not just a house; it is an opportunity to create a home that reflects your personal style while enjoying the

Cwmaman is a beautiful area, known for its community spirit and accessibility to local amenities. This property is not just a house; it is an opportunity to create a home that reflects your personal style while enjoying the tranquillity of the Welsh countryside.

Do not miss out on this unique chance to invest in a property with such potential. With a little vision and effort, this house could become a stunning residence in a delightful setting.



Entrance Hall

UPVC front door, Radiator.

Kitchen/Living Room 29'03 x 11'01 (8.92m x 3.38m)

Open plan kitchen and living area. UPVC double glazed windows to rear and side windows. 2 x radiators.

Bathroom 6'02 x 5'05 (1.88m x 1.65m)

UPVC double glazed window to rear. Radiator. Electric shower over bath. Handwash basin.

Bedroom 1 14'08 x 8'07 (4.47m x 2.62m)

UPVC double glazed window to front. Radiator.

Bedroom 2 11'11 x 10'02 (3.63m x 3.10m)

UPVC double glazed window to rear. Radiator.

Outside

Garden shed. Patio.

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

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 the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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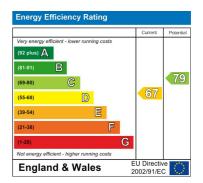
Area Map



Floor Plans



Energy Efficiency Graph



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