



Aberthaw Road, £200,000

- EPC Awaiting
- Council tax band B
- No chain
- Three bedrooms
- Spacious Garden
- EPC Rating: D



 3  1  1



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About the property

For sale, a semi-detached house in an excellent location. This property is in good condition and is ideally suited for first-time buyers, investors, and families alike.

The property boasts three bedrooms, with two being generous double rooms and the third a comfortable single room. These rooms offer ample space for personalisation according to your individual or family needs.

The house features one reception room, a bright welcoming space with large windows flooding the room with natural light, and offering a peaceful garden view. You'll also enjoy direct access to the garden, a unique feature of this property, making it perfect for entertaining guests, everyday relaxation, or for children to play safely.

The property includes a kitchen, bathed in natural light, adding warmth and enhancing the overall ambiance - a perfect place for cooking up meals for family and friends.



Accommodation

Kitchen

15' x 11' 1" (4.57m x 3.38m)

Living Room

19' 7" x 9' 8" (5.97m x 2.95m)

Bedroom 1

10' 3" x 11' 7" (3.12m x 3.53m)

Bedroom 2

9' 1" x 8' 7" (2.77m x 2.62m)

Bedroom 3

6' 4" x 10' 8" (1.93m x 3.25m)

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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