



**Gospel Hall Terrace, Aberdare.
CF44 8DW**

FOR SALE
£104,500



- **SPACIOUS 3 BEDROOM HOME**
- **LARGE GARDEN**
- **CLOSE TO TOWN CENTRE**



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Property Description

T Samuel Estate Agents presents this spacious 3-bedroom home in Gospel Hall Terrace, Aberdare, offering excellent potential throughout.

The property features a large living room with a characterful fireplace, a practical kitchen with rear access, three double bedrooms, and a family bathroom. Outside, there's gated side access leading to a generous garden with a patio area, lawn, and useful storage shed.

This generously sized property offers excellent potential throughout and is situated in a sought-after area, close to local amenities, schools, and transport links.

Location Highlights

The property is ideally positioned just a short 5-minute walk from a nearby Tesco store and sits right by the popular Aberdare Park, perfect for families or leisurely walks. The town centre is also just down the road, offering a range of local shops, cafés, a doctors' surgery, and other amenities.

This property is perfect for buyers or investors looking for a renovation project with plenty of space, outdoor potential, and excellent access to local facilities. Early viewing is recommended to appreciate the size and layout on offer.

Hallway

3.40 m x 0.00 m

A bright entrance hallway featuring a UPVC front door, artex ceiling, and emulsion-finished walls. The space includes a radiator for added warmth, and a concrete floor offering a blank canvas for new flooring. A door leads directly into the living room, providing a natural flow through the home.



Living Room

5.50 m x 3.80 m

A generously sized and versatile living room offering plenty of space for both relaxing and entertaining. The room features an artex ceiling, emulsion-finished walls, and a concrete floor, ready for personal touches or flooring of your choice. Two UPVC windows to the front and rear allow natural light to flow through the space, enhancing the bright and airy feel. Additional features include two radiators, multiple power points, and an eye-catching, older-style feature fireplace that adds character and charm. A door leads conveniently into the kitchen.



Kitchen

2.70 m x 2.40 m

A functional and well-proportioned kitchen featuring emulsion-finished walls and ceiling, complemented by a durable laminate floor. The space is equipped with a radiator and multiple power points. A UPVC window to the side allows in natural light, while a door to the rear provides easy access to the outside.



Bedroom 1

3.10 m x 2.70 m

A spacious double bedroom featuring wallpapered ceiling, a mix of wallpaper and emulsion-finished walls, and original wooden floorboards. A UPVC window to the front aspect allows in plenty of natural light. The room also benefits from multiple power points for convenience.



Bedroom 2

3.00 m x 2.20 m

A well-sized second bedroom featuring a wallpapered ceiling, emulsion-finished walls, and wooden floorboards. A UPVC window to the rear aspect provides natural light and a pleasant outlook. The room also includes built-in wardrobe storage, multiple power points.



Bedroom 3

3.20 m x 1.90 m

Another spacious bedroom, with wallpapered ceiling, a combination of wallpaper and emulsion-finished walls, and original wooden floorboards. A UPVC window to the front aspect brings in natural light, while a radiator and multiple power points add to the room's comfort and functionality.

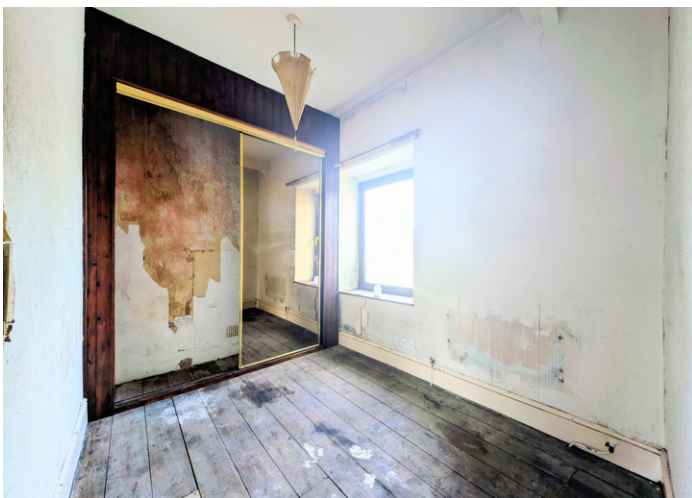


Bathroom

2.90 m x 2.40 m

A bright and functional family bathroom featuring an artex ceiling, emulsion-finished walls, and stylish tiled flooring. The room benefits from two UPVC windows to the side aspect, allowing for excellent natural light and ventilation. A radiator provides warmth, making this a comfortable and practical space for daily use.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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