



**Byron Street, Cwmaman,
Aberdare, CF44 6HP.**

FOR SALE
£95,000



- **THREE BEDROOMS**
- **RENOVATION OPPORTUNITY**
- **LARGE GARAGE TO THE REAR**



3



1



2



Property Description

A three-bedroom mid-terrace property offering excellent potential in the sought-after village of Cwmaman, Aberdare. This home is ideally suited for first-time buyers, families or those looking for a renovation project with scope to add value.

Internally the property provides a functional layout with good room sizes throughout. The entrance hall leads to a pair of reception rooms, a dining room, kitchen and a downstairs bathroom. Upstairs there are three bedrooms accessed via the landing. The property would benefit from updating throughout to suit modern tastes, offering the opportunity to create a home tailored to your own style.

Externally there is a patio area with rear lane access, and a generous sized garage with up-and-over doors — a practical addition providing useful storage or workshop space.

Cwmaman is a popular residential village within the Cynon Valley, historically a coal-mining community with a strong local identity. The area benefits from a range of local shops, schools and amenities, while nearby Aberdare offers additional facilities and transport links. Residents enjoy access to green spaces, countryside walks and the wider South Wales Valleys.

This property represents a good opportunity for those looking to create their ideal home in a convenient location. Early viewing is recommended.

ENTRANCE HALL

Accessed via a white uPVC front door. The entrance hall features a wallpapered ceiling with a ceiling rose, wallpapered walls and laminate flooring. Stairs rise to the first floor. There is a radiator with a decorative cover, power points and the electric meter and fuse board. Internal doors provide access to two reception rooms.



RECEPTION ROOM 1

3.16 m x 2.81 m

Featuring a wallpapered ceiling with ceiling rose and wallpapered walls. The room is laid with laminate flooring and includes a radiator with decorative cover, power points and a uPVC window to the front elevation. Opening leading to Reception Room Two, creating a connected living space.



RECEPTION ROOM 2

3.88 m x 3.69 m

Wallpapered walls and a wallpapered ceiling with ceiling rose. Laminate flooring. Radiator and power points. Under-stairs storage cupboard. Feature stone fireplace housing a gas coal-effect fire. Door leading to the dining room. Wooden sash-style window overlooking the kitchen.



DINING ROOM

2.47 m x 2.08 m

Wallpapered walls and ceiling with ceiling rose. Laminate flooring. Power points. Built-in storage cupboard with louvre doors. Wooden sash-style window overlooking the kitchen. Doors provide access to the downstairs bathroom and kitchen.



KITCHEN

Fitted with a range of wood-effect base and wall units with work surfaces and a white sink unit. Plumbed for an automatic washing machine. Built-in oven and hob. Power points. Tiled flooring. Wallpapered ceiling with emulsion-painted walls, including one exposed brick wall. uPVC window to the rear, skylight, and door providing access to the exterior.



DOWNSTAIRS BATHROOM

2.26 m x 1.81 m

Comprising a bath, WC and wash hand basin. Wallpapered ceiling. Tiled and panelled walls with tiled flooring. Two uPVC windows to the rear with frosted glass.



LANDING

Wallpapered walls and ceiling. Carpeted flooring. Power points. uPVC window to the rear. Doors provide access to three bedrooms.

BEDROOM 1

3.10 m x 3.02 m

Wallpapered walls and ceiling. Carpeted flooring. Radiator and power points. Wall-mounted boiler. uPVC window to the rear.



BEDROOM 2

3.24 m x 2.47 m

Wallpapered walls and ceiling. Carpeted flooring. Radiator and power points. uPVC window to the front.



BEDROOM 3

Wallpapered walls and ceiling. Carpeted flooring. Radiator and power points. uPVC window to the front.

EXTERIOR

5.55 m x 2.71 m

The rear garden features a patio area with access to the rear lane. There is also a generous-sized garage accessed from the patio, with up-and-over doors to the rear — a useful and practical addition to the property.







EPC

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.