

Selling with us...

Property Details Approval Form

117 Park View Terrace,
Abercwmboi, Aberdare, Mid
Glamorgan, Wales, CF44 6AB

Date: 23 April 2024

Property Ref and Version: ABD100223 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£85,000

Tenure: Freehold

Key Features

- Council Tax Band A
- Three Bedrooms
- Two Reception Rooms
- Garage
- No Chain
- EPC Rating: D

Short Description

Make Me Over !! This three bedroom terrace which will benefit from modernising and upgrading works therefore adding value. The Home is close to the local schools, shops and transport links. This property has NO CHAIN !!

Long Description

This Three bed mid terrace property that is in an elevated position in the village of Abercwmboi. This home will benefit from modernising works and would then add value. Currently there are two reception rooms, kitchen, utility room and bathroom all to the ground floor.

On the first floor there is access from the landing to the three bedrooms. Outside the rear garden has grassed areas and a detached garage with double doors leading to the rear lane.

The property is close to the local schools, shops and transport links, all this and it is being sold with NO CHAIN .

Directions

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Room Description

Entrance Hallway

Door to the front access to living accomodation and first floor

Reception Room One

11' 2" x 9' 4" (3.40m x 2.84m)

Reception Room Two

11' 3" x 10' 5" (3.43m x 3.17m)

Access to Kitchen

Kitchen

10' 4" x 6' 4" (3.15m x 1.93m)

Access to utility room

Utility Room

7' 5" x 4' 1" (2.26m x 1.24m)

Access to inner hall way

Inner Hallway

Sliding patio door and access to bathroom

Bathroom

6' 11" x 3' 11" (2.11m x 1.19m)

First Floor Landing

Access to bedrooms

Bedroom One

14' 2" x 9' 4" (4.32m x 2.84m)

Bedroom Two

10' 3" x 7' 9" (3.12m x 2.36m)

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

Front Forecourt

Steps to main entracnce

Rear Garden

Steps to grass areas, footpath leading to detached garage with double doors and rear access

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Room Description

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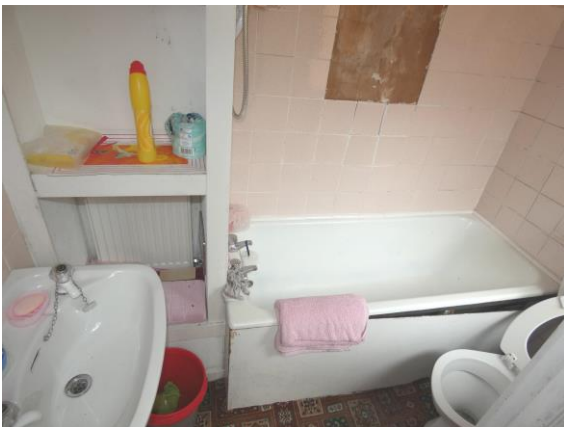
Room Description

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Property Images



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Floor Plan

Approval

	Signature	Date
Geraint Davies		
Holly Gray Move With Us		