



£105,000
freehold

**Hall Street,
Aberdare CF44 7BT**

- EPC Rating: C
- Council Tax Band - A
- Town Centre Location
- Ground Floor Bathroom
- Lounge/Diner





About The Property

This two double bedroom terrace is sat right on the edge of Aberdare town centre and has everything right on your doorstep. Just a stones throw away are the shops, bus and train stations, schools for all ages and Aberdare college.

Are you looking to fly the nest and set up home on your own? then this would make a fantastic first time buy, or maybe you're an investor looking to add to a portfolio and equally this will make a great buy to let.

The property has a through lounge diner that leads to the kitchen which gives access to the ground floor bathroom. On the first floor you can access the two double bedrooms. Outside there is an enclosed rear patio area. This property has NO ONWARD CHAIN.

Accommodation

Entrance Hallway

Door to front access to living accommodation

Lounge

22' 2" x 10' 6" (6.76m x 3.20m)
 Access to kitchen and first floor

Kitchen

11' 7" Max x 8' 11" Max (3.53m Max x 2.72m Max)
 Access to bathroom

Bathroom

8' 9" x 7' 7" (2.67m x 2.31m)

First Floor Landing

Access to bedrooms

Bedroom One

14' 8" Max x 10' 2" Max (4.47m Max x 3.10m Max)

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Rear Garden

Enclosed rear garden with steps up to a patio area and wooden storage shed

Property Ref:ABD100241 - 0005

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.