

Selling with us

Property Details Approval Form

1 Aberdare Road,
Mountain Ash, Mid
Glamorgan, Wales, CF45 3PT

Date: 23 September 2024

Property Ref and Version: ABD100251 - 0002

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. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

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

£140,000

Tenure: Freehold

Key Features

- Council Tax A
- 3 Bedroom
- Modern Living
- Great Views
- Nearby local amenities
- EPC Rating: D

Short Description

Immaculately renovated end of terrace house featuring a tastefully decorated reception room, three cosy bedrooms, a modern kitchen island, and a well-fitted bathroom, situated in an area with excellent public transport links and local amenities, perfect for families or couples.

Long Description

Welcome to this immaculate end of terrace house that is now available for sale. This property is just as stunning as it sounds. Recently renovated to a superb standard, it promises to offer a delightful living experience to whoever decides to make it their home. Stepping inside, you will be greeted by a tastefully decorated reception room, a perfect space for entertaining guests or enjoying a peaceful evening. The designated kitchen area boasts a modern kitchen with granite worktops and island has been seamlessly incorporated into the living area. Equipped with modern appliances, it also boasts a recent refurbishment, enhancing the overall charm of the space.

The house consists of three cosy bedrooms that are just waiting to be personalised. There's ample room for families, yet it remains a perfectly sized environment for couples looking for their first home. A well-fitted bathroom completes the interior layout, offering all the necessary conveniences for a comfortable lifestyle.

But the benefits of living here extend beyond the front door. The property is nestled in an area blessed with excellent public transport links and local amenities. Whether you need to commute, shop, or just want to enjoy the local cuisine, everything you need is right on your doorstep. Adding to this is the strong local community, making for a friendly and welcoming neighbourhood.

This property is a gem, combining modern living with a sense of community, perfect for families and couples alike.

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Agent Note

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Room Description

Bathroom

9' 8" Max x 6' 3" Max (2.95m Max x 1.91m Max)

Kitchen/Diner

14' 7" Max x 11' 1" Max (4.45m Max x 3.38m Max)

Living Room

11' 9" Max x 9' 8" Max (3.58m Max x 2.95m Max)

Bedroom 1

9' 2" Max x 11' 8" Max (2.79m Max x 3.56m Max)

Bedroom 2

9' 2" Max x 9' 3" Max (2.79m Max x 2.82m Max)

Bedroom 3

5' 6" Max x 8' 6" Max (1.68m Max x 2.59m Max)

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Property Images



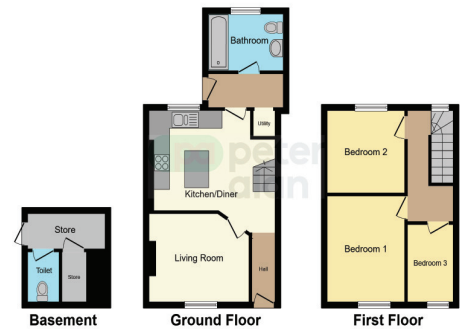
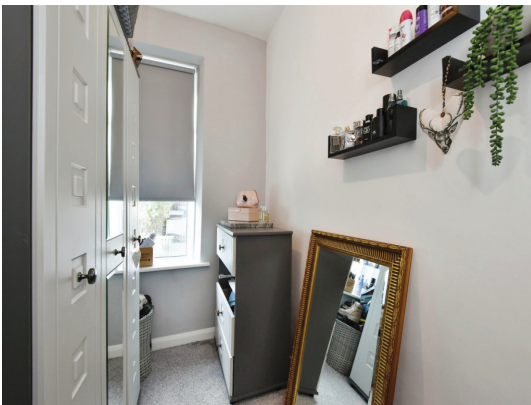
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Property Images



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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Floor Plan

Approval

	Signature	Date
Geraint Davies		
Mr S. Evans		