



**£100,000**  
freehold

**Windsor Street,  
Aberdare CF44 8HH**

- EPC Rating: C
- Council Tax Band A
- No Chain
- Great Investment Opportunity
- 3 Bedrooms





## About The Property

Presenting a classic, terraced house in the United Kingdom, listed for sale. This property is in need of renovation, presenting a golden opportunity for investors looking for their next project. The house has a wealth of potential, boasting three bedrooms, offering spacious accommodation for a family or for letting purposes.

Downstairs, the property has a single reception room which can be tailored to your needs, whether you want a cosy lounge or a sophisticated dining area. The house also comes with a kitchen waiting to be transformed into the heart of the home. Upstairs, in addition to the bedrooms, you'll find a bathroom that could be renovated to become a tranquil oasis.

The house has an Energy Performance Certificate (EPC) rating of C, indicating a reasonable level of energy efficiency. It's situated in council tax band A, providing cost-effective living.

Location-wise, this property is conveniently

## Accommodation

### Living Room

11' MAX x 21' MAX ( 3.35m  
 MAX x 6.40m MAX )

### Kitchen

6' MAX x 9' 10" MAX ( 1.83m  
 MAX x 3.00m MAX )

### Bathroom

5' 10" MAX x 5' 9" MAX ( 1.78m  
 MAX x 1.75m MAX )

### Bedroom 1

Irregular Shaped Room 9' 3"  
 MAX x 11' 3" MAX ( 2.82m  
 MAX x 3.43m )

### Bedroom 2

11' 5" MAX x 9' 4" MAX ( 3.48m  
 MAX x 2.84m MAX )

### Bedroom 3

8' 2" MAX x 9' 1" MAX ( 2.49m  
 MAX x 2.77m MAX )

Property Ref: ABD100505 - 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.