



**Albert Street,  
Aberdare CF44 7EP**

- EPC Rating: Awaited
- Council Tax Band B
- First Time Buyers
- Great Location
- Two Spacious Bedrooms





## About The Property

Presenting an immaculate terraced property, currently listed for sale and ideally suited for first-time buyers. This stunning home offers an array of appealing features, beginning with two spacious double bedrooms that are both well-appointed and provide the perfect sanctuary for rest and relaxation.

The property boasts a single, stylish bathroom that features a luxurious free-standing bath, offering an ideal space to unwind after a long day. Moreover, the residence offers a modern, open-plan kitchen which includes a convenient breakfast area, perfect for morning meals and quick snacks.

The appeal of this property extends to its two reception rooms, one of which is distinctively separate providing a quiet and private space, while the second is open-plan, creating a welcoming and sociable atmosphere.

An additional highlight of this property is its favourable EPC rating of E and council tax band

## Accommodation

### Sitting Room

13' 8" Max x 11' 2" Max ( 4.17m Max x 3.40m Max )

### Lounge

12' 7" Max x 13' 9" Max ( 3.84m Max x 4.19m Max )

### Kitchen Diner

8' 2" Max x 14' 6" Max ( 2.49m Max x 4.42m Max )

### Bedroom 1

12' 5" Max x 11' 1" Max ( 3.78m Max x 3.38m Max )

### Bedroom 2

13' Max x 8' 5" Max ( 3.96m Max x 2.57m Max )

### Bathroom

8' 5" Max x 14' 6" Max ( 2.57m Max x 4.42m Max )

Property Ref: ABD100601 - 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.