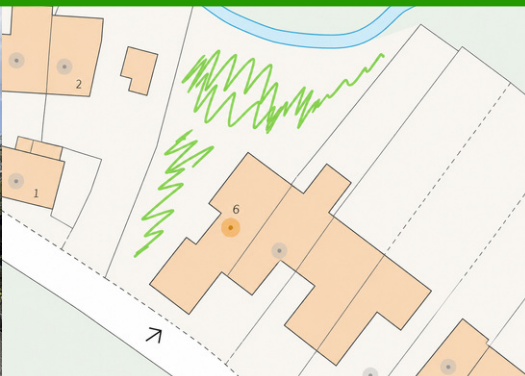




**Underhill Villas, Aberaman,
Aberdare, Rhondda Cynon Taf.
CF44 6YS**

FOR SALE
£170,000



- **OFF-ROAD PARKING**
- **SPACIOUS PROPERTY**
- **UPGRADING REQUIRED**



3



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3



Property Description

T Samuel Estate Agents are delighted to offer for sale this spacious and extended three-bedroom end-of-terrace property, situated in a quiet and sought-after location within easy reach of local amenities and a primary school, while also benefiting from excellent walking routes towards Aberdare Country Park and the surrounding countryside.

Offering generous accommodation throughout, the property benefits from uPVC double glazing, gas combi central heating and the particularly useful advantage of off-road parking for up to three or four vehicles.

The property does require modernisation and upgrading, making it an excellent opportunity for buyers looking for a home they can truly make their own. With its generous proportions, extended accommodation and considerable potential, this could be transformed into a fantastic family home.

The accommodation briefly comprises an entrance into the reception room, lounge, dining room, kitchen and ground-floor bathroom. To the first floor are three bedrooms.

Externally, the property benefits from an enclosed rear garden together with off-road parking.

With plenty of space and scope to add value, this is a property that needs to be viewed to fully appreciate the potential on offer.

Early viewing is highly recommended.

ENTRANCE

4.58 m x 2.94 m

Entrance into reception room with stairs to first floor, radiator, patio doors and window to side, door to lounge. Emulsion walls and ceiling.

LOUNGE

4.47 m x 2.98 m

Emulsion walls and ceiling. Feature brick fire place and surround, radiator, electric power points, window to side.

DINING ROOM

3.10 m x 2.66 m

Emulsion walls and ceiling. Radiator, electric meter and fuse box, electric power points, window to side and doorway to kitchen.

KITCHEN

3.08 m x 2.84 m

Emulsion walls and ceiling. Wall and base units, radiator, electric power points, window to side, lobby area to ground floor bathroom and access to garden.

FAMILY BATHROOM

2.14 m x 1.55 m

Waterproof cladding to walls and textured ceiling. Walk in shower, w/c and vanity hand basin. Chrome towel radiator, extractor fan, window to side

STAIRS/LANDING

Emulsion walls and ceiling. Attic access, doors to all rooms.

BEDROOM 1

3.14 m x 2.66 m

Emulsion walls and textured ceiling. Radiator, electric power points, window to side.



BEDROOM 2 (FRONT)

2.83 m x 2.88 m

Emulsion walls and textured ceiling.
Radiator, electric power points, storage
cupboard housing combi gas boiler
(installed 2015), window to front.



BEDROOM 3 (MASTER)

4.52 m x 3.15 m

Emulsion walls and textured ceiling.
Radiator, electric power points,
windows x 2 to rear.



OUTSIDE

Forecourt front. Rear garden with off
road parking for 3/4 vehicles.





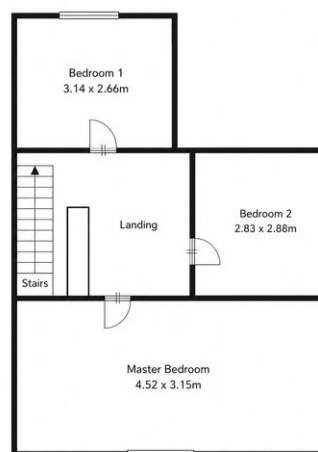
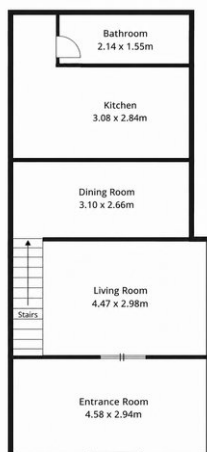




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.