

## 15 Alma Terrace, Aberkenfig

£100,000 Freehold

Terrace Property • Three Bedrooms • NO ONGOING CHAIN • In Need Of Renovation • Open Plan Lounge/Diner • Downstairs Bathroom • Kitchen • Front Garden Only • No Parking





Three bedroom terrace in need of renovation. Open plan lounge/diner, kitchen, downstairs bathroom, potential for upstairs shower room. No chain. Close to shops and amenities.

Council Tax band: B

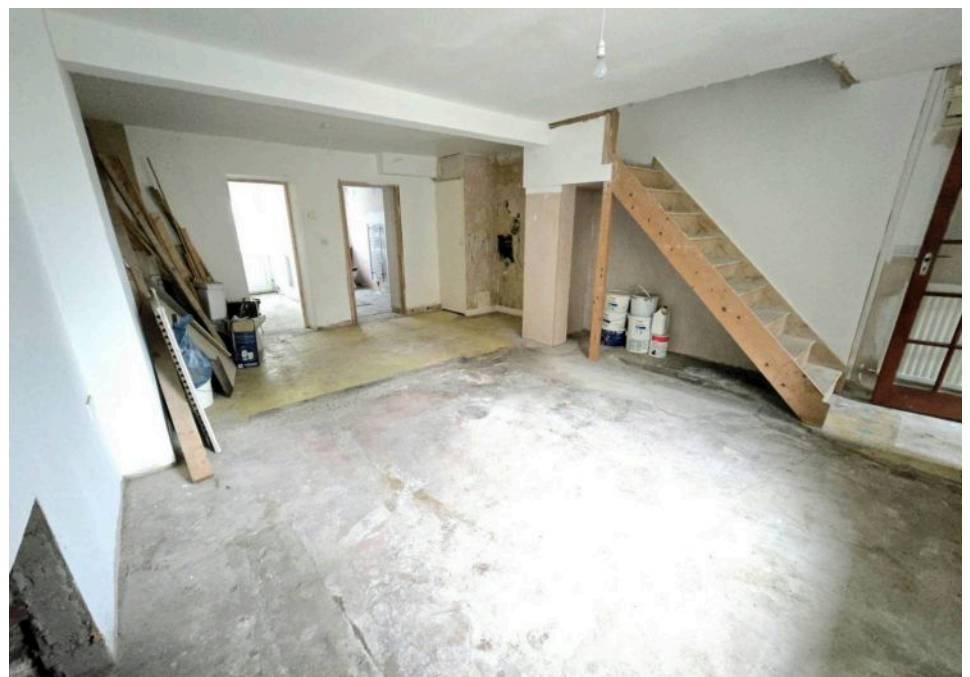
Tenure: Freehold

EPC Energy Efficiency Rating: D

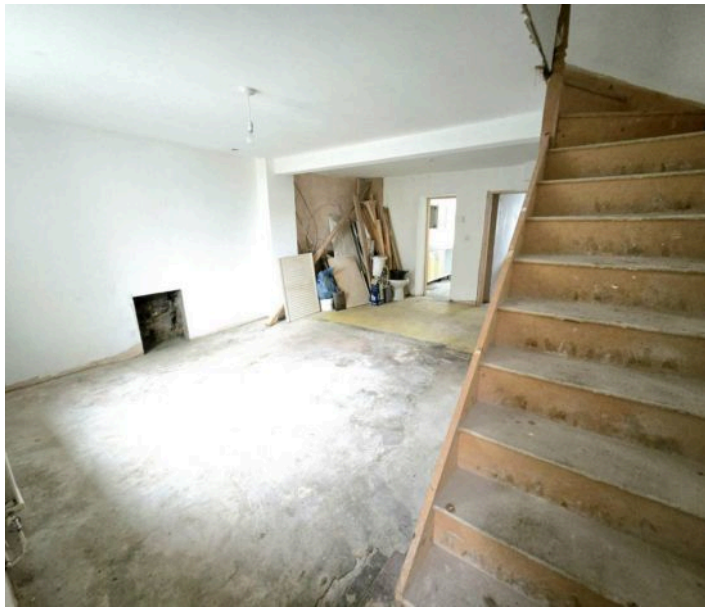
EPC Environmental Impact Rating:



- Terrace Property
- Three Bedrooms
- NO ONGOING CHAIN
- In Need Of Renovation
- Open Plan Lounge/Diner
- Downstairs Bathroom
- Kitchen
- Front Garden Only
- No Parking







### Hallway

Enter via wooden obscured door into hallway, UPVC double glazed window to front aspect, polyester ceiling tiles, plastered walls, concrete flooring, wooden door leading into Lounge/Diner.

### Open Plan Lounge/Diner

19' 2" x 14' 10" (5.83m x 4.52m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, concrete flooring, radiator, staircase leading to first floor, understairs storage, open plan to dining area with plastered ceiling, plastered walls, storage cupboard, radiator, doors leading into kitchen and downstairs bathroom.

### Kitchen

12' 8" x 6' 11" (3.87m x 2.10m)

UPVC double glazed door, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, concrete flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer, space for undercounter fridge/freezer and plumbing for washing machine.

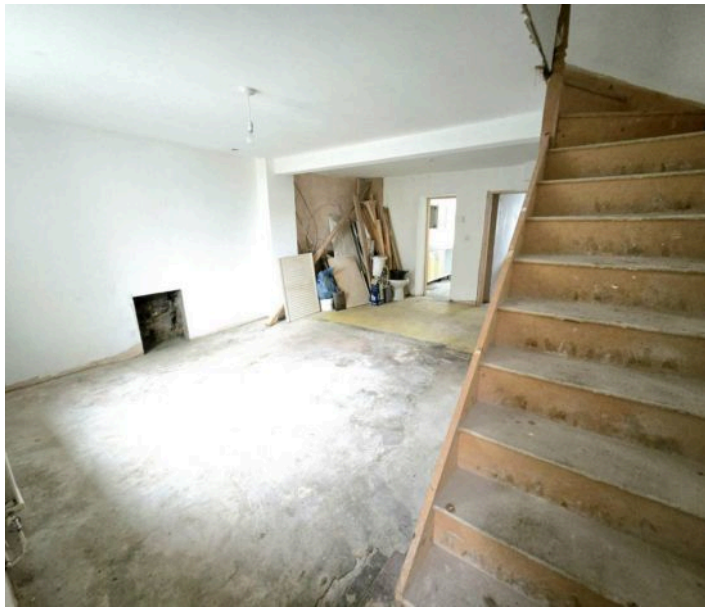
### Downstairs Bathroom

11' 11" x 5' 3" (3.63m x 1.61m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, concrete flooring, wall mounted boiler, three piece suite comprising low level WC, pedestal wash hand basin and bath with taps, chrome heated towel rail.







### **Landing**

Plastered ceiling, plastered walls, wooden floorboards, loft access, doors leading into three bedrooms and an extra room with potential to add shower room.

### **Bedroom One**

10' 7" x 7' 3" (3.22m x 2.22m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, wooden floorboards, radiator.

### **Separate Room**

6' 2" x 5' 5" (1.87m x 1.66m)

Plastered ceiling plastered walls, wooden floorboards, plumbing for shower room. No window, chrome heated towel rail.

### **Bedroom Two**

8' 4" x 8' 1" (2.54m x 2.46m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, wooden floorboards, radiator.

### **Bedroom Three**

7' 9" x 7' 3" (2.37m x 2.22m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, wooden floor boards, radiator.

