



**Pembroke Street, Aberdare,
CF44 7BH**

FOR SALE
£110,000



- **THREE BEDROOMS**
- **SOLD WITH NO CHAIN**
- **TOWN CENTRE LIVING**



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Property Description

Situated in the heart of Aberdare town centre, this three-bedroom mid-terraced property offers convenient access to a wide range of local amenities including shops, GP surgeries, the sports centre, and the train station, all within walking distance.

The property is offered to the market with no onward chain and vacant possession, making it an ideal opportunity for first-time buyers, investors, or those looking to enjoy town centre living.

Accommodation is arranged over two floors and briefly comprises an entrance porch leading into a lounge with stairs to the first floor and access through to the kitchen. The kitchen is fitted with a range of matching units and includes a breakfast bar, with access to a useful utility room. The utility room provides further storage, plumbing for appliances, and access to the ground floor bathroom as well as an external door leading out.

To the first floor are three well-proportioned bedrooms accessed from the landing.

Externally, the property benefits from a small courtyard area to the rear.

Overall, this property offers practical accommodation in a highly convenient location, ideally suited to town centre living.

ENTRANCE PORCH

Accessed via a white uPVC front door, the entrance porch features tiled flooring with smooth emulsion-finished walls and ceiling. A useful space for coats and shoes, with a door leading through to the lounge.



LOUNGE

4.27 m x 4.08 m

A comfortable reception room featuring a uPVC window to the front elevation, allowing for plenty of natural light. Finished with smooth emulsion walls and ceiling, carpet flooring, radiator and power points. Stairs rise to the first floor, with a door leading through to the kitchen.



KITCHEN

Fitted with a range of matching base and wall units in a wood-effect finish, complemented by black work surfaces and a matching breakfast bar. The room features smooth emulsion walls and ceiling, tiled splashbacks around the work surface areas, and tiled flooring. Further benefits include a radiator and power points, with access through to the utility room.



UTILITY ROOM

2.49 m x 1.67 m

Fitted with matching base and wall units and work surface in keeping with the kitchen. Incorporating a stainless steel sink and drainer unit with plumbing in place for an automatic washing machine. Finished with smooth emulsion walls and ceiling, and tiled flooring. A door provides access to the ground floor bathroom, whilst a uPVC door with adjoining side window leads to the exterior.



DOWNSTAIRS BATHROOM

2.74 m x 1.44 m

Fitted with a three-piece suite comprising a panelled bath with mixer shower taps, low-level W.C. and wash hand basin set within a vanity unit. The room also houses the wall-mounted boiler. Finished with a smooth emulsion ceiling, tiled walls and non-slip flooring. A uPVC double-glazed window with frosted glass to the rear elevation provides natural light whilst maintaining privacy.



LANDING

The first-floor landing features smooth emulsion walls and ceiling with fitted carpet flooring. Providing access to the loft space, the landing also has doors leading to all three bedrooms.



BEDROOM 1

3.55 m x 2.05 m

A well-proportioned double bedroom featuring a uPVC double-glazed window to the front elevation. Finished with smooth emulsion walls and ceiling, carpet flooring, radiator and power points.



BEDROOM 2

2.95 m x 2.47 m

A good-sized bedroom with a uPVC double-glazed window to the rear elevation. Finished with smooth emulsion walls and ceiling, carpet flooring, radiator and power points.



BEDROOM 3

2.70 m x 2.07 m

A comfortable third bedroom featuring a uPVC double-glazed window to the front elevation. Finished with smooth emulsion walls and ceiling, carpet flooring, radiator and power points.

EXTERIOR

To the rear of the property is a compact courtyard area.







EPC

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

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