T. SAMUEL
ESTATE AGENTS

22 Oxford Street, Mountain Ash. CF45 3PL

Phone: **01443 476419**
Email: **info@tsamuel.co.uk**
Website: **www.tsamuel.co.uk**



Park View Terrace, Abercwmboi, Aberdare. CF44 6AA

FOR SALE
£124,950







- **THREE BEDROOMS**
- **SOLD VACANT WITH NO ONWARD CHAIN**
- **LOW-MAINTENANCE REAR GARDEN**

3 1 1





Property Description

T Samuel Estate Agents are pleased to bring to market this appealing three-bedroom home situated on Park View Terrace, Abercwmboi, offering a forecourt front and well proportioned accommodation and a blend of traditional character with practical modern touches and a double garage with electric roller shutter doors.

The property features a spacious reception room with original floorboards and an attractive exposed red brick fireplace housing a log burner, creating a lovely focal point. The fitted kitchen benefits from mid-grey gloss units, white work surfaces, an integrated oven and four-burner gas hob, while the ground floor is also home to a modern bathroom with an enclosed shower. To the first floor are three well-proportioned rooms, each retaining the property's original floorboard flooring.
Further benefits include uPVC windows to the front and rear, along with an enclosed, low-maintenance rear garden featuring artificial grass and a double garage with electric shutter doors with rear lane access. There is also a cellar.
Situated close to a range of local amenities, with Home Bargains and Abercwmboi Rugby Club within easy walking distance and Aberdare town centre just a short drive away. A great opportunity for buyers looking for a three-bedroom home with character and a practical outdoor space. More photos coming soon.

Living Room
6.40 m x 4.70 m
Entered via a uPVC front door, this spacious reception room features original floorboards, emulsion-finished walls and ceiling, and an attractive exposed red brick fireplace with a log burner. uPVC windows to both the front and rear provide plenty of natural light, with a radiator, power points and door leading through to the kitchen. Stairs provide access to the first floor.



Kitchen
3.10 m x 3.00 m
Fitted with mid-grey gloss units, white laminate work surfaces and tiled splashbacks, the kitchen also benefits from an integrated oven with stainless steel four-burner gas hob, stainless steel sink and plumbing and space for a washing machine. Further features include a laminate floor, emulsion-finished walls and ceiling, radiator, power points, side-facing window and doors leading to the bathroom and exterior.



Bathroom
3.00 m x 1.00 m
Fitted with an enclosed shower featuring panelled wall surrounds, alongside a sink basin and WC. The room benefits from emulsion-finished walls and ceiling, laminate flooring, a privacy window providing natural light and a radiator.



Landing

Featuring emulsion-finished walls and ceiling with original floorboard flooring. Provides access to all three bedrooms.



Bedroom 1
3.80 m x 2.50 m
A well-presented room featuring emulsion-finished walls and ceiling, original floorboard flooring, radiator and power points, with a uPVC window to the rear providing natural light.

Bedroom 2
2.90 m x 2.60 m
Featuring emulsion-finished walls and ceiling, original floorboard flooring, radiator and power points, with a uPVC window to the front providing natural light.

Bedroom 3
3.10 m x 2.40 m
Featuring emulsion-finished walls and ceiling, original floorboard flooring, radiator and power points, with a uPVC window to the front.

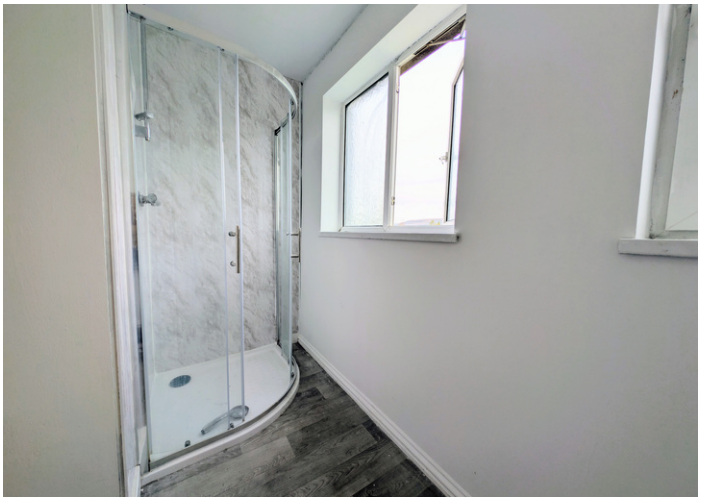
Exterior

Steps lead down to a good-sized enclosed rear garden, laid with artificial grass for a low-maintenance finish. The garden also benefits from a large storage shed to the rear, providing useful additional storage.

















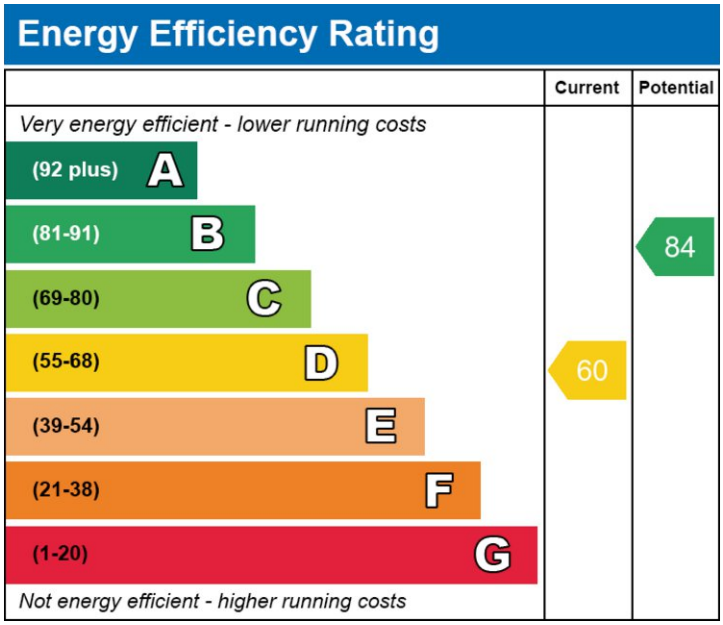









EPC



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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