



## 79 Park View Terrace, Aberdare, CF44 6AB

**£74,995**

FIRST TIME BUYERS.....INVESTORS.....DO NOT MISS OUT ON THIS THREE BEDROOM TERRACED PROPERTY. Ideal location in Abercwmboi, close to local bus routes, shops and schools. The property briefly comprises of hallway, large reception room, kitchen and bathroom to the ground floor with three bedrooms to the first floor and front and rear gardens. The property is being sold with no ongoing chain. To arrange a viewing please call 01639 760033.

## GROUND FLOOR

### Hall

Entrance via upvc front door. Carpet to floor, emulsion walls, coving, central light, access to the reception rooms.

### Lounge (Reception)

21'0" x 15'10" at widest point (6.417 x 4.836 at widest point)

Large through reception room, carpet to the floor, emulsion walls with feature papered wall, fireplace artex ceiling, coving, two central lights, two radiators, front and rear uPVC windows, stairs to the first floor.



### Kitchen

8'9" x 10'1" (2.677 x 3.075)

Fully fitted wall and base units, laminate worktops, sink with taps drainer, space for tumble dryer, plumbing for washing machine, space for integrated oven and hob, ample power points, emulsion and part tiled walls, uPVC window to the side of the property, vinyl flooring, access to inner hallway.



### Inner Hallway

Storage cupboard housing the boiler, central light, uPVC door giving access to the rear garden.

### Bathroom

8'10" x 5'9" (2.693 x 1.776)

Vinyl to the floor, emulsion walls, central light, pedestal wash hand basin with mixer taps, bath, W.C., uPVC window to the side of the property.



## FIRST FLOOR

### Landing

Carpet to the stairs and landing. Loft access.

### Bedroom

8'11" x 13'3" (2.722 x 4.060)

Carpet to floor emulsion walls, artex ceiling, central light, radiator, uPVC window to the front of the property.



### Bedroom

7'6" x 12'6" (2.290 x 3.833)

Wooden door, carpet to the floor, emulsion walls, artex ceiling with coving, radiator, central light, uPVC window to the rear of the property. Storage cupboard.



### Bedroom

6'8" x 7'8" (2.056 x 2.355)

Carpet to the floor, emulsion walls, artex ceiling with coving, radiator, central light, uPVC window to the front of the property.



## **OUTSIDE**

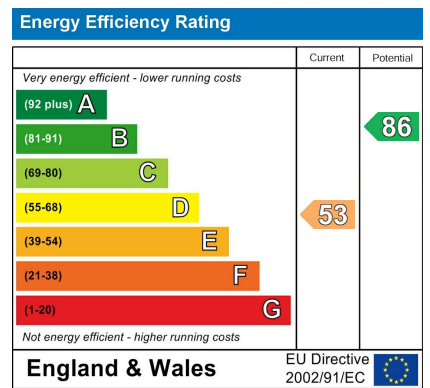
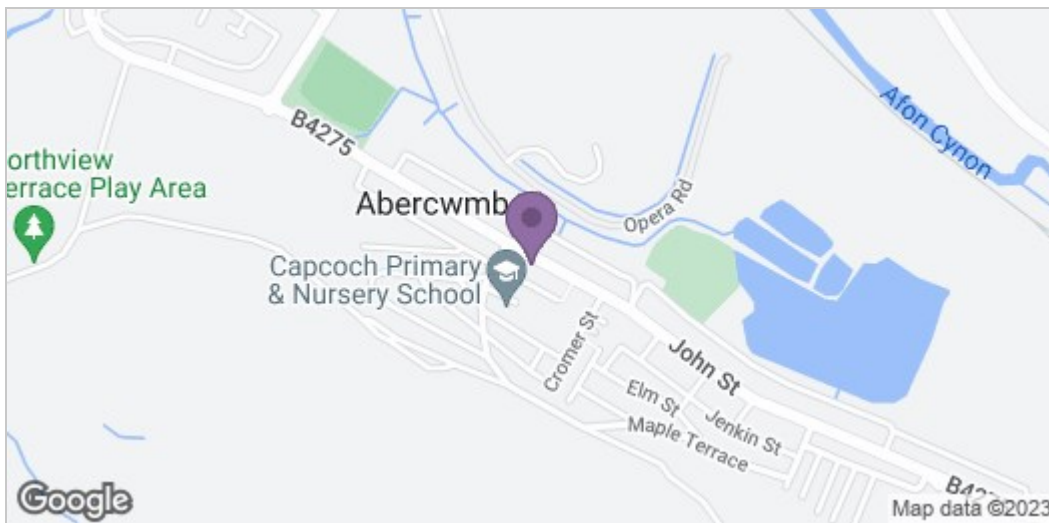
### **Front Garden**

Steps leading from the pathway to the front door. Lawn area to the front of the property.

### **Garden**

Steps leading to a tiered garden. Possible opportunity for car parking to the rear. Access to the rear lane.





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