

Tre-Telynog, Cwmbach, Aberdare, CF44 0AD
£140,000



- Potential To Create Off Road Parking
- Close To Local Amenities
- Great A470/M4 Access
- Ideal First Time Buy
- Two Reception Rooms
- Fantastic Views
- No Onward Chain
- Investment Opportunity

Description...

James Douglas is delighted to welcome this three bedroom semi-detached property to the market, being set in the ever popular area of Cwmbach, Aberdare. This property is perfect for first-time-buyers, investors or for those looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen, rear hallway and bathroom all on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom. Mains gas fired central heating (Glow-worm combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front and side with potential to create off-road parking. The front garden is complemented by a concrete base, patio slabs, real grass and shrubbery. Side access. A good sized north facing rear garden plot complemented by a concrete base, real grass, trees and shrubbery. EPC D potential B. Council tax band A.

****NO ONWARD CHAIN****

****POTENTIAL TO CREATE OFF-ROAD PARKING TO THE FRONT****

****ROOF HAS BEEN RENEWED IN RECENT YEARS****

****3D VIDEO TOUR AVAILABLE****

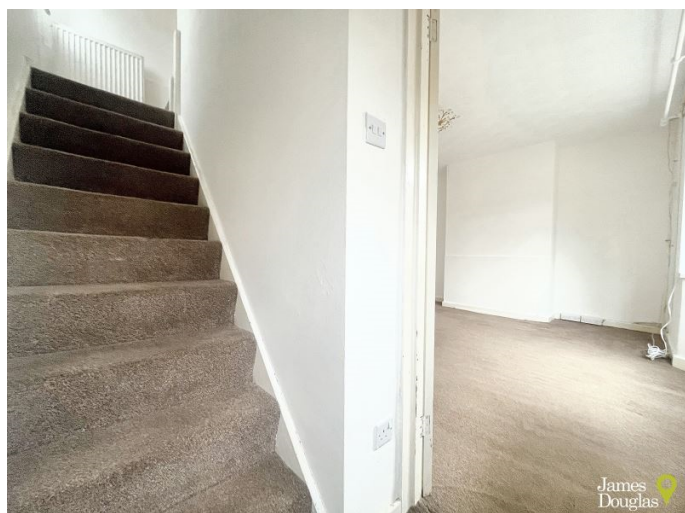
Tre Telynog, Cwmbach is within a six minute drive of Aberdare town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Cwmbach Community Primary & Cwmbach C.I.W. Primary School with the local comprehensive being Aberdare Community School. There are also useful mainline railway stations in Cwmbach and Aberdare town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold
EPC: D
Council Tax Band: A

Accommodation...

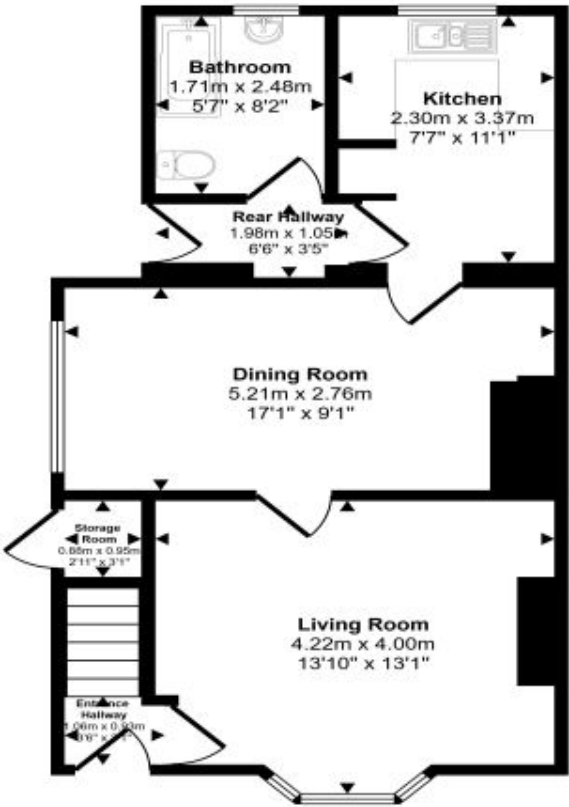
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Rear Hallway
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



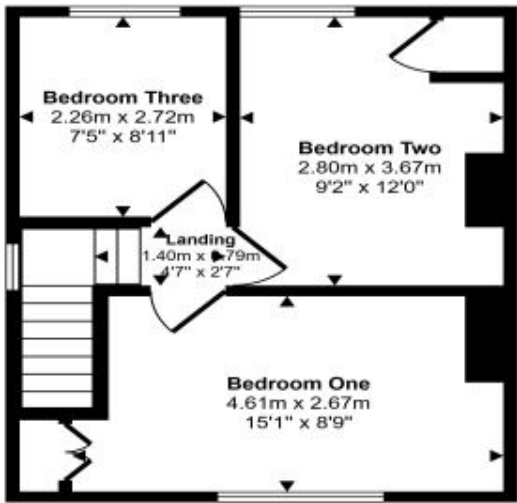


Floorplan

Approx Gross Internal Area
84 sq m / 899 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC