



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Aman Court

Cwmaman, Aberdare, CF44 6PB

£79,995



\*\*\* NO ONWARD CHAIN\*\*\*

Nestled in the charming village of Cwmaman, Aberdare, this end terrace house in Aman Court presents a rare opportunity for those seeking a renovation project. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation for creating a delightful home tailored to your tastes.

The house is set against a backdrop of beautiful views, providing a serene environment that is perfect for relaxation and inspiration. The potential for transformation is immense, allowing you to reimagine the space to suit your lifestyle. Whether you are a first-time buyer looking to make your mark or an investor seeking a promising project, this property is brimming with possibilities.

The bathroom is conveniently located, and the layout of the house allows for a variety of design options. The end terrace position not only enhances privacy but also offers additional outdoor space, ideal for enjoying the picturesque surroundings.

Cwmaman is a beautiful area, known for its community spirit and accessibility to local amenities. This property is not just a house; it is an opportunity to create a home that reflects your personal style while enjoying the tranquility of the Welsh countryside.

Do not miss out on this unique chance to invest in a property with such potential. With a little vision and effort, this house could become a stunning residence in a delightful setting.



## Entrance Hall

UPVC front door. Radiator.

## Kitchen/Living Room 29'03 x 11'01 (8.92m x 3.38m)

Open plan kitchen and living area. UPVC double glazed windows to rear and side windows. 2 x radiators.

## Bathroom 6'02 x 5'05 (1.88m x 1.65m)

UPVC double glazed window to rear. Radiator. Electric shower over bath. Handwash basin.

## Bedroom 1 14'08 x 8'07 (4.47m x 2.62m)

UPVC double glazed window to front. Radiator.

## Bedroom 2 11'11 x 10'02 (3.63m x 3.10m)

UPVC double glazed window to rear. Radiator.

## Outside

Garden shed. Patio.

## Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

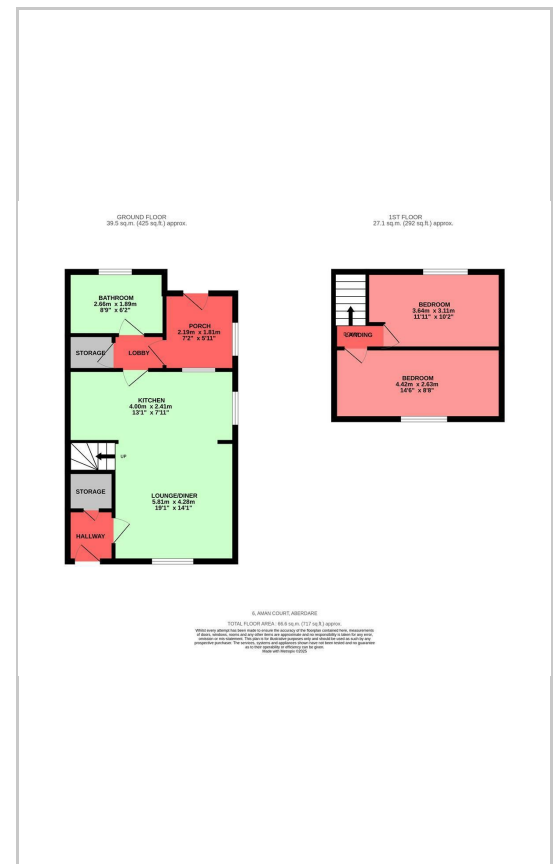
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

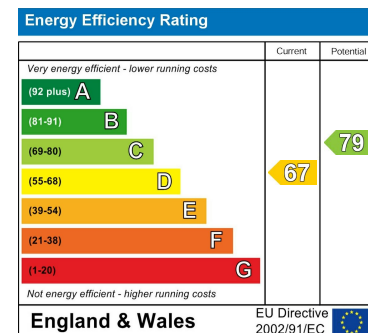
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: [info@manningestateagents.co.uk](mailto:info@manningestateagents.co.uk) <https://www.manningestateagents.co.uk>