



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Ynyscynon Street

Cwmbach, CF44 0PD

**£90,000**



\*\*\*\*PROJECT OPPORTUNITY\*\*\*\* \*\*\*NO ONWARD CHAIN\*\*\*

Situated on Ynyscynon Street in the charming town of Cwmbach, this delightful terraced house presents an ideal project opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, making it perfect for small families or couples.

The house features a bathroom that is ready for your personal touch, allowing you to design it to your liking. The great location of this property means you will be within easy reach of local amenities, schools, and transport links, making it a convenient choice for everyday living. The property boasts beautiful mountain views.

This property is brimming with potential and is waiting for someone with vision to transform it into a beautiful residence. Whether you are a first-time buyer or an investor looking for a promising project, this terraced house on Ynyscynon Street is not to be missed. Embrace the opportunity to make this house your own in a lovely community setting.



## Entrance Porch

UPVC Front Door.

## Reception Room 1 18'09 x 14'02 (5.72m x 4.32m)

UPVC double glazed window to front x2. 1 Radiator.

## Reception room 2 18'00 x 10'08 (5.49m x 3.25m )

UPVC double glazed window to rear and side. UPVC back door. Radiator x2.

## Kitchen 17'08 x 8'11 x 6'04 (5.38m x 2.72m x 1.93m)

UPVC patio doors to rear. Radiator.

## Landing

Radiator.

## Bedroom 1 14'00- x 8'06 (4.27m- x 2.59m)

UPVC double glazed to front. Radiator x1. Storage.

## Bedroom 2 10'08 x 8'00 x 6'11 (3.25m x 2.44m x 2.11m )

UPVC double glazed window to front. Radiator x1. Storage. Attic Trap.

## Bathroom 7'08 x 7'02 (2.34m x 2.18m)

UPVC double glazed window to rear. Shower. Vanity. Storage x2.

## Outside

Patio and gravel.

## 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.

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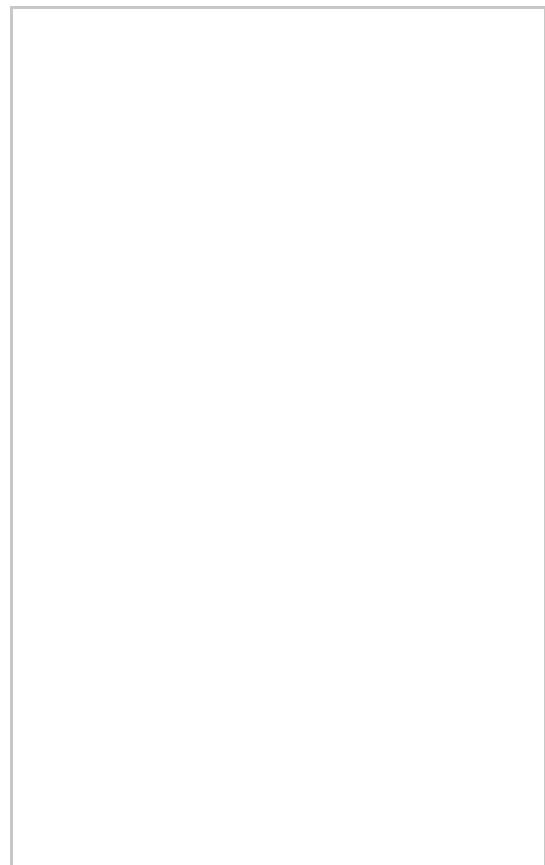
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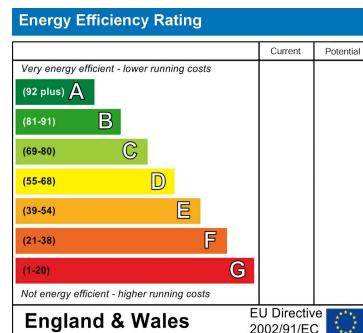
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.