



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## 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

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The Property Misdescription Act 1991

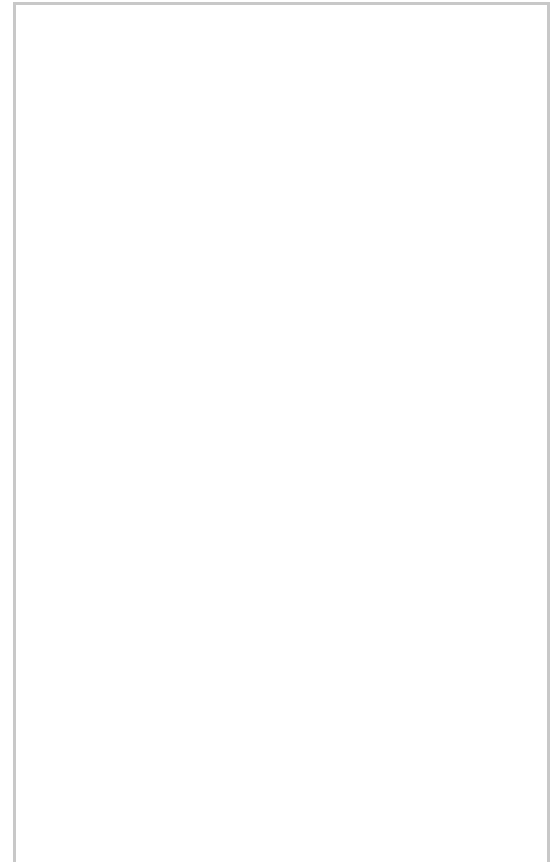
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### Area Map



### Floor Plans



### Energy Efficiency Graph

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

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