



## Tanycoed Terrace

Aberdare, CF44 6AY

Offers Over £70,000



\*\* NO ONWARD CHAIN  
\*\* IDEAL BUILDERS PROJECT  
\*\* MIDDLE OF TERRACE HOUSE IN NEED OF RENOVATION  
\*\* ENTRANCE HALL, LOUNGE/DINER, KITCHEN  
\*\* 2 BEDROOMS  
\*\* UPSTAIRS BATHROOM  
\*\* REAR GARDEN

Located in the village of Abercwmboi which lies between Mountain Ash and Aberdare within walking distance of local schools and amenities.



## Entrance Hall

Stairs to first floor

## Lounge/Diner 12'9 x 20'5 (3.89m x 6.22m)

Window to front aspect. Doors to rear garden.

## Kitchen 10' x 8'9 (3.05m x 2.67m)

Window and door to rear garden.

## Landing

## Bathroom 7'6 x 10'9 max (2.29m x 3.28m max)

With bath, wash hand basin and w.c., window to rear aspect.

## Bedroom 1 12'3 x 9'7 (3.73m x 2.92m)

Two windows to front aspect.

## Bedroom 2 7'9 x 8'4 (2.36m x 2.54m)

Window to rear aspect.

## Outside

Rear Garden

## Tenure

Freehold so we are advised

## 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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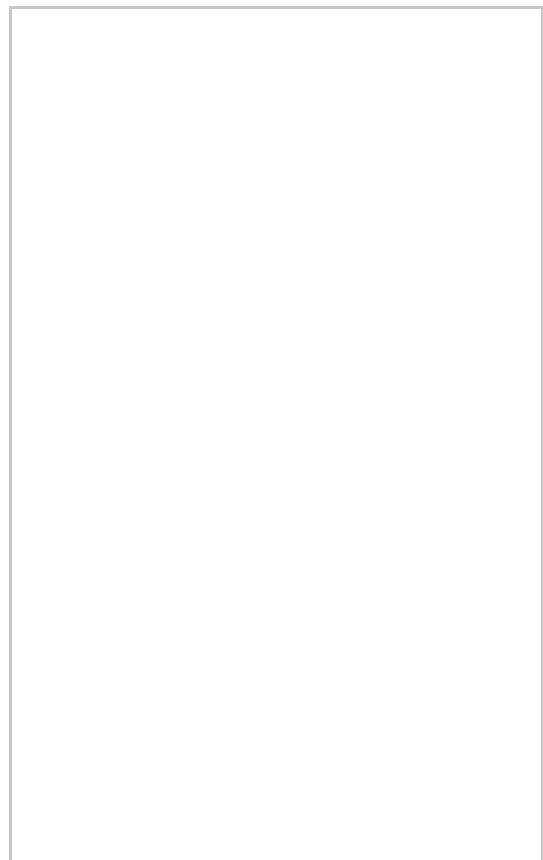
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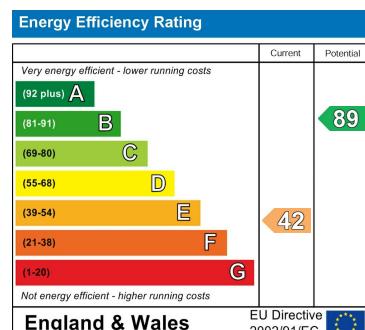
## Area Map



## Floor Plans



## Energy Efficiency Graph



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