



32 Herbert Street, Aberdare, CF44 7NH

£120,000 Freehold

Ideal Investment Opportunity/First Time Buy • Four Bedrooms • Enclosed Rear Garden



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A four bedroom terraced property having an enclosed rear garden which can be accessed via the rear lane. The accommodation comprises an entrance hallway, reception room, kitchen/diner and bathroom. To the first floor are four bedrooms.

Agents note: This property is being sold with possessory title. The property was purchased by the vendors' relative in 1947 and has been continually occupied by the family ever since. However, between the purchase and the first registration in 2019, the title deeds could not be located. The vendors' solicitor will provide an indemnity insurance in relation to this. The issue of the title should not affect the ability to obtain a mortgage/loan raised on the property. Any potential purchaser should take advice from a Financial Advisor on this point.



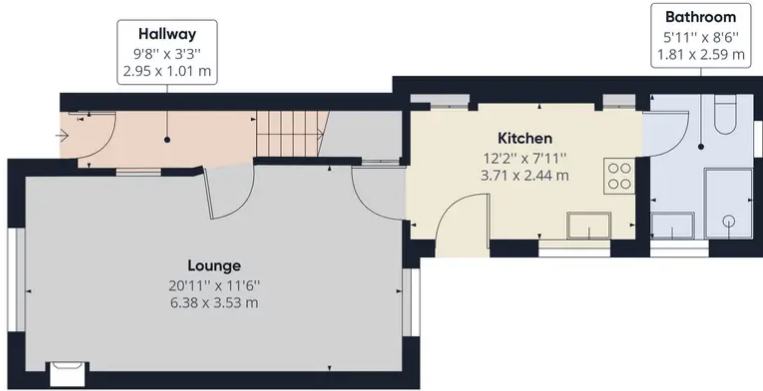
Council Tax band: B

Tenure: Freehold

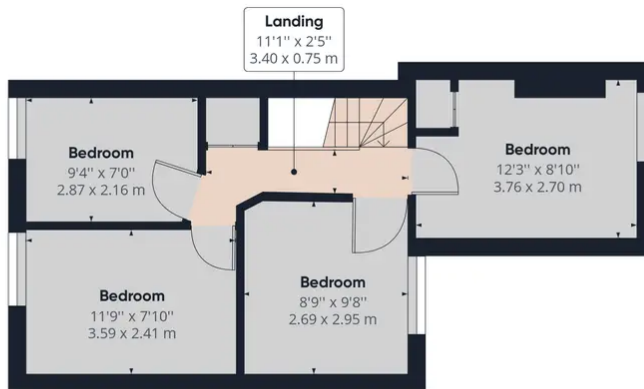
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

859.09 ft²
79.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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