



## 117 Park View Terrace, Abercwmboi, CF44 6AB

£85,000 Freehold

Early Enquiries Recommended • Requiring Modernisation • Three Bedrooms • Two Reception Rooms • Rear Garden • Garage



26 Whitcombe Street, Aberdare, Rhondda Cynon Taff, CF44 7AU

Tel: 01685 886086 Email: [aberdare@bidmeadcook.co.uk](mailto:aberdare@bidmeadcook.co.uk)

[www.bidmeadcook.co.uk](http://www.bidmeadcook.co.uk)

A three bedroom terraced property in need of modernisation. The accommodation comprises an entrance hallway leading to two reception rooms, both having feature fireplaces. Galley-style kitchen, laundry area, rear lobby having patio doors to the rear garden and access to the bathroom having a bath with shower over. To the first floor are three bedrooms. To the rear is a paved and lawned garden leading to the garage. This property is in a convenient location for local schools and is approximately 2 miles from a train station, the town centre is approximately 1 mile away.

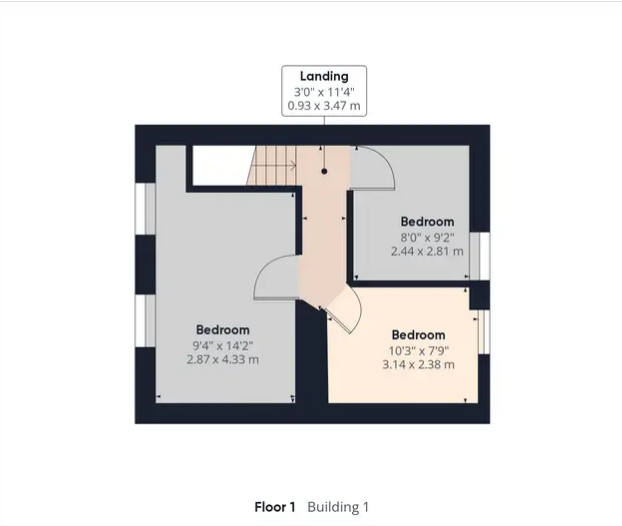
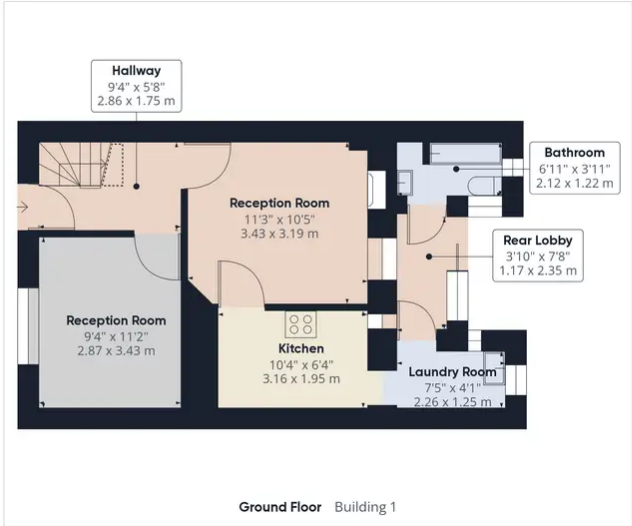


Council Tax band: A

Tenure: Freehold

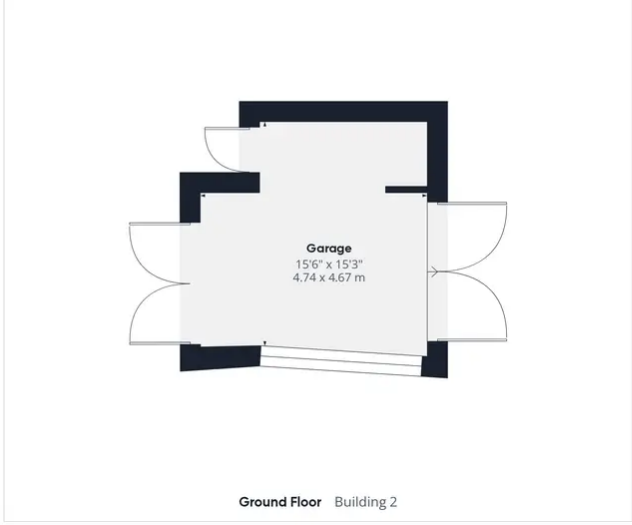
EPC Energy Efficiency Rating: D





Approximate total area<sup>1)</sup>  
1029.04 ft<sup>2</sup>  
95.6 m<sup>2</sup>

Reduced headroom  
6.97 ft<sup>2</sup>  
0.65 m<sup>2</sup>



Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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