



## 42 Gadlys Road, Aberdare, CF44 8AE

£85,000 Freehold

Mid-Terrace Property • Requiring Modernisation • Three Bedrooms • Kitchen/Dining Room • Rear Yard • Off Road Parking



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A three bedroom mid-terrace property in need of modernisation. The accommodation comprises a reception room, kitchen/dining room, ground floor bathroom and to the first floor are three bedrooms and a cloakroom/W.C.. To the rear of the property is a yard area with access to hardstanding providing off road parking. Further benefits include a gas central heating system and double glazing. The property is located within approximately 0.5 miles of the town centre, early viewing is highly recommended.



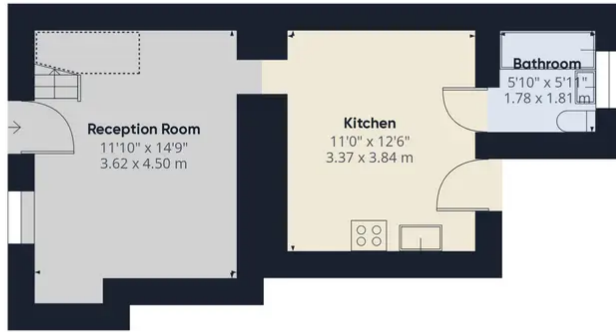
Council Tax band: A

Tenure: Freehold

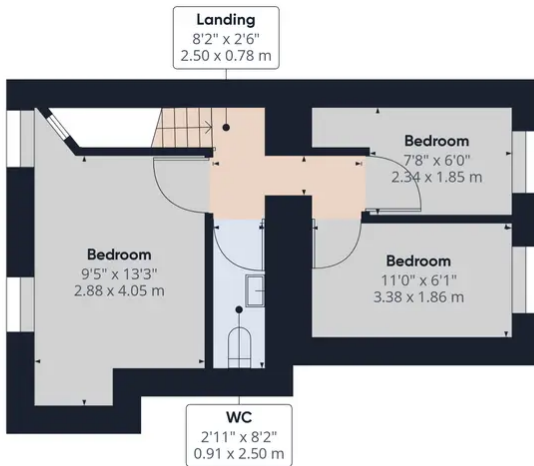
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
680.18 ft<sup>2</sup>  
63.19 m<sup>2</sup>

Reduced headroom  
19.67 ft<sup>2</sup>  
1.83 m<sup>2</sup>

(1) 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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