



**Lewis Street, Aberaman,
Aberdare. CF44 6PY**

FOR SALE
£195,000



- **4 SPACIOUS BEDROOMS**
- **EN-SUITE**
- **OFF-ROAD PARKING**



4



2



2



Property Description

This stunning, stone-fronted terraced house on Lewis Street in Aberdare is a must-see! Steeped in history and located right next to the Post Office, the property offers a huge amount of space, perfect for families. The ground floor comprises a welcoming porch and entrance hallway, a spacious lounge, a large dining room, and a massive kitchen/diner with beautiful cream cabinetry, a gorgeous kitchen island, and a walk-in pantry. Upstairs, you'll find a spacious hallway leading to four bedrooms, including a very large double bedroom, another spacious double bedroom, and a single bedroom. The big family bathroom features a walk-in shower, and there's also a double bedroom at the back of the property with an en-suite, complete with a walk-in accessible shower, toilet, and hand basin.

Additionally, the property is equipped with solar panels that generate around £2000 a year from the government, offering a sustainable and cost-effective energy source. Outside, the property boasts a huge garden, a large storage shed attached to the house, and a patio area with gates leading to off-road parking. There's also decking and a fully insulated outbuilding, perfect as a home office, complete with electricity. The 3-year-old hot tub is included, along with a wooden gazebo, covered in ivy, offering a lovely outdoor retreat. Another versatile outbuilding can be used as a home gym, summer house, or anything else you can imagine. For added convenience, there's also a hidden storage shed behind an ivy-covered wall, ideal for bikes. The property is located in a prime spot, just a short walk from Aberdare town and close to all local amenities. This is truly a property with enormous potential!

PORCH

2.06 m x 1.11 m

Emulsion ceiling and walls. Wooden style laminate flooring. Doorway leading to hallway.



HALLWAY

3.00 m x 1.10 m

Emulsion ceilings and walls. Wooden style laminate floors. Power points. Radiator. Doorway leading to dining room. Stairs leading to first floor.



DINING ROOM

6.04 m x 3.08 m

Emulsion ceilings and walls. Wooden style laminate floors. Power points. Tower radiator. Doorway leading to kitchen. Entrance to lounge giving an open-plan feel. Double doors to kitchen.



LIVING ROOM

3.88 m x 3.46 m

White emulsion ceilings. White Emulsion walls. Grey carpeted flooring. 4 Double sockets. 1 tower radiator. Doorway leading back to dining room. Window facing front of the property. Gas meter under the window. Electric meter in the front right corner of living room.



KITCHEN

4.43 m x 4.39 m

Emulsion ceiling with spotlights. Emulsion walls with statement wallpapered wall. Cream marble effect tiled flooring. Cream tile backsplash. Cream cabinetry complemented by wooden style countertops. Centre island with barstools. Power points. Tower radiator. Window facing rear of the property. Door leading to walk in pantry and rear garden.



WALK IN PANTRY

1.51 m x 1.30 m

Emulsion walls and ceiling. Tiled flooring. Power points



LANDING

8.72 m x 1.82 m

Emulsion walls and ceiling. Newly fitted carpeted floors. Doors to bathroom, and bedrooms 1, 2, 3 and 4. Radiator. Power points. UPVC window to side.



BEDROOM 1

4.15 m x 2.97 m

Emulsion walls. Artex ceiling. Carpeted floors. Radiator. Power points. UPVC window to side.

BEDROOM 2

3.95 m x 3.25 m

Emulsion walls with statement wallpapered wall. Artex ceiling. Carpeted floors. Radiator. Power points. UPVC window to front.



BEDROOM 3

2.83 m x 1.83 m

Emulsion walls. Artex ceiling. Carpeted floors. Radiator. Power points. UPVC window to front.

BEDROOM 4

3.23 m x 3.23 m

Emulsion walls. Artex ceiling. Carpeted floors. Radiator. Power points. UPVC window to side. Door to en-suite.

BEDROOM 4 EN-SUITE

2.57 m x 1.37 m

Wooden style laminate flooring. Emulsion walls. Artex ceiling with spotlights. Accessible walk in shower. Toilet. Handbasin.

BATHROOM

2.96 m x 2.63 m

Emulsion walls and ceiling. Grey marble tiles laid on floor. Large walk in shower. Toilet. Hand basin. Built in grey storage cupboard. Radiator. Heated towel rail. UPVC windows to side.

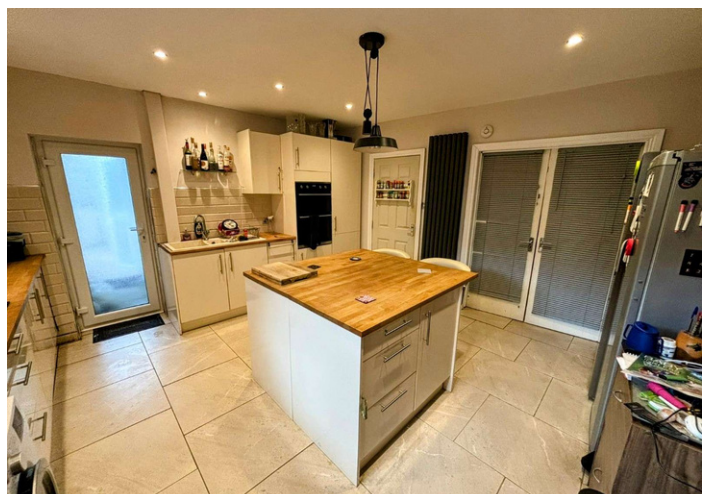
OUTBUILDING

5.07 m x 3.74 m

Concrete built out building currently used as home gym. UPVC double doors and UPVC window to front.

HOT TUB ROOM

Hot tub housed in wooden built gazebo covered in decorative artificial ivy



REAR GARDEN

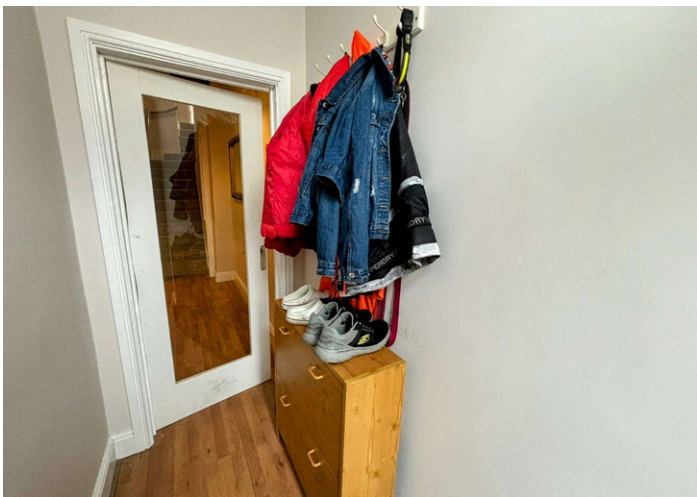
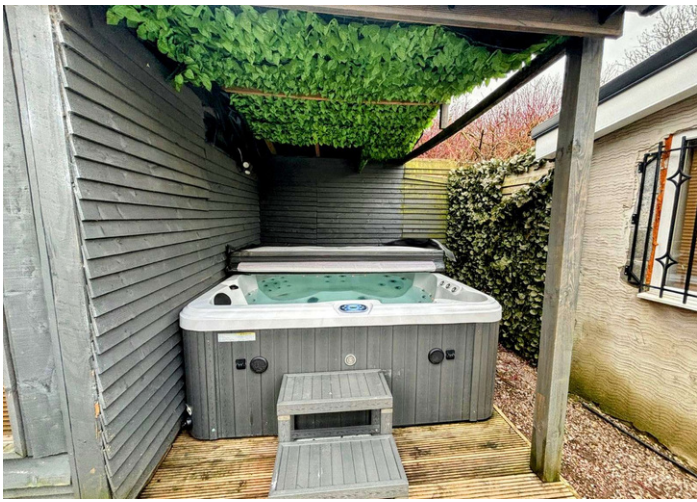
Patio area with side gated providing off-road parking. Decking area.

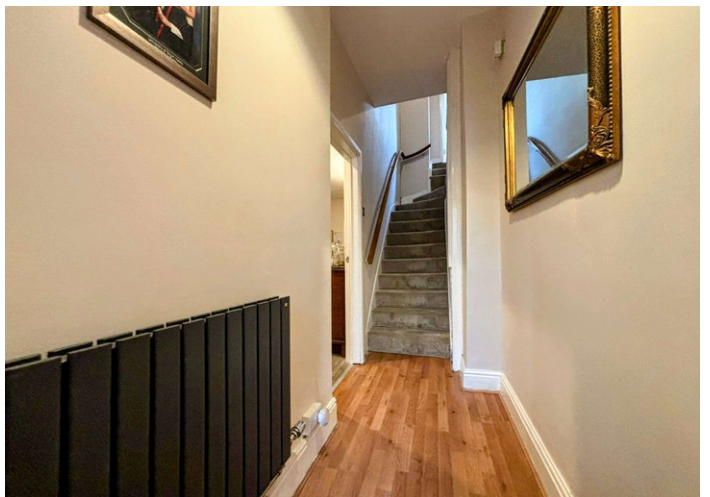
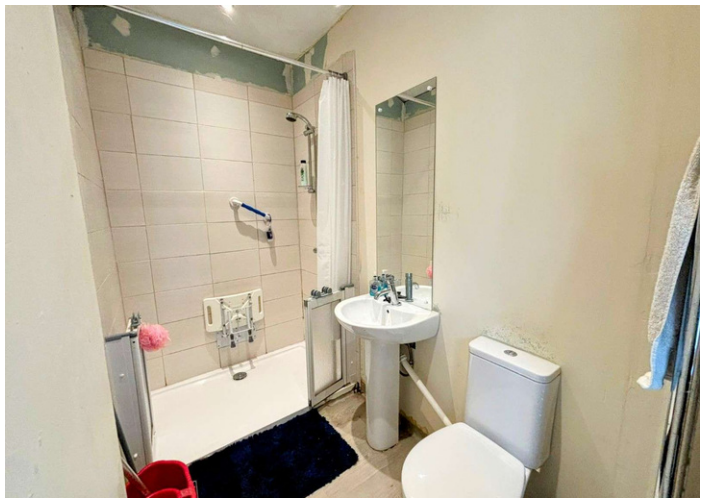
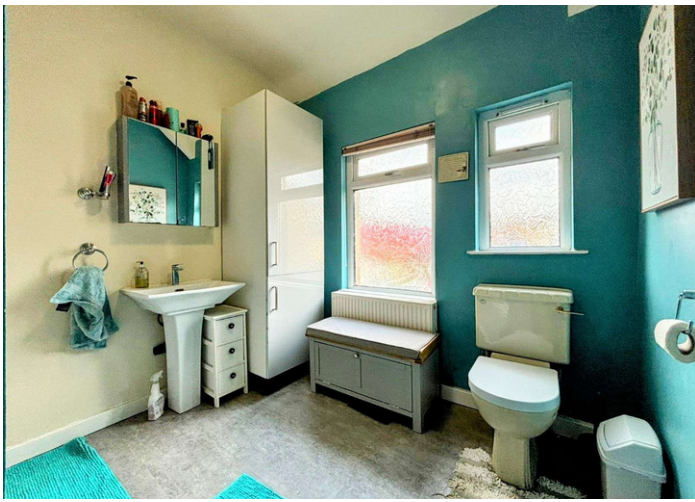
OUTDOOR OFFICE

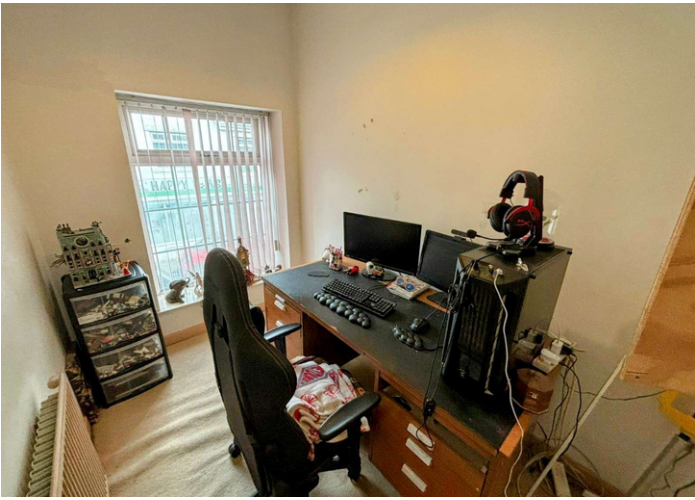
Fully insulated outdoor home office with UPVC window and wooden door. Electricity throughout.











EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.