



GRAIG AVENUE, ABERCWMBOI, ABERDARE

£119,995 Freehold

Apex Estate Agents are pleased to offer this inviting three bedroom semi detached house, positioned within the village of Abercwmboi, which seamlessly marries comfort and convenience, making it a superb choice for families.

UNDER OFFER

- 2 RECEPTION ROOMS
- 3 BEDROOMS
- CLOSE TO SHOPS AND AMENITIES
- DESIRABLE AREA
- DOUBLE GARAGE
- DOUBLE GLAZING
- FRONT AND REAR

Apex Estate Agents are pleased to offer this inviting three bedroom semi detached house, positioned within the village of Abercwmboi, which seamlessly marries comfort and convenience, making it a superb choice for families.

Step inside to discover two spacious reception rooms, perfect for unwinding or entertaining, while the intelligent layout ensures a harmonious flow throughout the home.

The front forecourt enhances the property's curb appeal. The rear garden becomes your own private oasis, perfect for summer barbecues or peaceful evenings, complemented by handy side access that adds to everyday practicality.

Additionally, the double garage offers parking, plenty of storage or even workshop space to cater to all your needs.

Conveniently situated near local shops, schools, and essential amenities, along with excellent rail and bus links, this home truly encapsulates the essence of in a former mining community.

Council Tax Band: B (Rhondda Cynon Taff County Borough Council)

Tenure: Freehold

ENTRANCE PORCH

Papered ceiling, tongue and groove walls, fitted carpet.

HALLWAY

Artex ceiling, papered walls, fitted carpet, radiator, power points, stairs to first floor, window to the side.

LOUNGE

w: 4.03m x l: 3.29m (w: 13' 3" x l: 10' 10")

Artex ceiling, papered walls, fitted carpet, radiator, power points, bay window to the front.

SITTING ROOM

w: 5.03m x l: 4.02m (w: 16' 6" x l: 13' 2")

Artex ceiling, papered walls, fitted carpet, radiator, power points, window to the rear.

KITCHEN

w: 3.31m x l: 2.96m (w: 10' 10" x l: 9' 9")

Emulsion walls and ceiling, tiled flooring, fitted base and wall units in Oak with tile splash backs, radiator, power points, door to the side, window to the rear.

LANDING

Artex ceiling, papered walls, fitted carpet, window to the side.

SHOWER ROOM

Emulsion ceiling, tiled walls, non-slip flooring, walk-in 3 piece shower facilities, radiator, window to the front.

BEDROOM 1

w: 4.44m x l: 3.17m (w: 14' 7" x l: 10' 5")

Emulsion walls, artex ceiling, fitted carpet, built-in wardrobe, radiator, power points, bay window to the front.

BEDROOM 2

w: 3.92m x l: 2.61m (w: 12' 10" x l: 8' 7")

Artex ceiling, papered walls, fitted carpet, radiator, power points, wall mounted combi boiler, window to the rear.

BEDROOM 3

w: 2.79m x l: 2.35m (w: 9' 2" x l: 7' 9")

Artex ceiling, papered walls, fitted carpet, radiator, power points, window to the rear.


GARDEN

Front forecourt. Rear garden offering exceptional views, laid to lawn, with flower borders and patio and green house.

GARAGE

Detached double garage with electric roller shutter doors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.