



## Cross Street, £130,000

- No onward chain
- Ideal first-time buy
- Rear courtyard
- Close to local amenities
- Great transport links
- EPC Rating: D



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## About the property

Situated in the popular village of Aberfan, this mid terraced property is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises an entrance hallway leading to a spacious open plan lounge/diner, providing ample space for both relaxing and entertaining.

To the rear is a fitted kitchen with access to the enclosed rear courtyard.

To the first floor are three bedrooms and a family bathroom. The property benefits from a practical layout throughout and offers excellent potential for buyers looking to put their own stamp on a home.

Externally, there is an enclosed rear courtyard, providing a low-maintenance outdoor space.



## Accommodation

### Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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## Floorplan



Total floor area 87.5 m<sup>2</sup> (942 sq.ft.) approx

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## Important Information

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