



## FEATURES

- Auction date: 25th & 26th November 2020
- Two bedroom semi detached property
- Freehold
- Rear garden and pedestrian lane access
- Elevated position with open views
- Rented at £390 pcm (£4,680 pa)
- Gas central heating
- Double glazing
- Excellent transport links
- Aberdare town centre nearby

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Guide Price £65,000+

## 2 Bedroom Semi Detached House

7 Regent Street, Aberaman,  
Rhondda Cynon Taf, CF44 6EU

### OVERVIEW

This two bedroom semi detached property is situated in the village of Aberaman in the county borough of Rhondda Cynon Taf. The property occupies an elevated position and benefits from gas central heating and UPVC double glazing. Externally, there is a rear garden. The town of Aberdare is nearby where there are a wide range of facilities and amenities. Access to the A470 is nearby approximately 7.5 miles in the south east.

The property is currently occupied on an assured shorthold tenancy at a rent of £390 pcm (£4,680 per annum) making this an excellent investment opportunity. The neighbouring property is also entered into auction with John Pye as a separate lot.

## Lot No. 28

25th & 26th November 2020

### Accommodation

Ground Floor: Kitchen & bathroom  
Lower Ground: Living room  
First Floor: Two bedrooms  
Outside: Rear garden

### Services

We understand the property to have mains gas, electricity, water and drainage. However, interested parties are advised to make their own enquiries.

### Tenure

Freehold

### Guide Price

£65,000+

### Viewings

Please call one of our agents on 0115 970 6060 or email [property@johnpye.co.uk](mailto:property@johnpye.co.uk) to arrange a viewing appointment.

### Buyer's Premium

2% (min. £3,600) inc. VAT