# Affordable property in Abercwmboi set for auction with unique features



A property in Abercwmboi, located in the Cynon Valley, is set to go to auction with a guide price of £29,000, drawing attention for its affordability and potential. The online auction, hosted by Paul Fosh Auctions, will begin on Tuesday, March 11, at 12 noon and conclude at 5pm on Thursday, March 13.

Upon entering the house, prospective buyers may be surprised to discover that the interior does not conform to the expectations set by its low auction price. The ground floor features a reception area that flows into an expansive rear reception room, creating a significant open-plan living space. Ascending to the first floor reveals two double bedrooms, prompting curiosity about the locations of essential facilities like the kitchen and bathroom.

Hidden from view from the front, a unique aspect of the property lies in its secret additional storey, accessible via steps in the rear corner of the lounge. This area houses both the kitchen and bathroom, which are noted to be spacious and functional as renovations begin. According to Angie Davey of Paul Fosh Auctions, “the property has been cleared in readiness for refurbishment and currently provides a lounge, kitchen, bathroom and two bedrooms and a rear garden which extends some distance from the house."

The garden is another notable feature of the property, providing ample space for outdoor dining and leisure activities. With further development, the area could potentially be enclosed to serve as a secure play space for children or pets. The rear garden offers picturesque views of wooded hillsides and a surprising proximity to Abercwmboi Lake, which lies at the bottom of the garden.

The lake, identified as being located at an old phurnacite site, was previously regarded as a polluted area. However, it has since transformed into a natural habitat teeming with aquatic life, including various fish species such as carp, pike, and rudd. Locals refer to the fishing opportunities at the lake as ‘free’, although the ownership of any angling rights remains unclear.

Abercwmboi itself is positioned conveniently on the B4275 Cardiff Road, which historically served as the main route to Cardiff before the construction of the A4059. The village is in close proximity to Aberdare, a bustling town that offers rail links to Cardiff, making it an attractive option for commuters seeking affordable housing. Recent data from property portal Rightmove indicates that the average house price in Abercwmboi was £96,250 over the past year, with terraced properties selling around £91,667 and semi-detached homes averaging £110,000.

With the potential for renovation costs factored into consideration, securing this terrace for close to its £29,000 guide price may present an appealing opportunity for buyers.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://paulfosh.eigonlineauctions.com/lot/details/140044> - This URL supports the claim about the online auction of a property in Abercwmboi, hosted by Paul Fosh Auctions, and provides details about the auction dates and property features.
* <https://www.rightmove.co.uk/properties/158495159> - This URL corroborates the information about the property for sale in Abercwmboi and provides additional details about the property's features and auction process.
* <https://paulfosh.eigonlineauctions.com/future-auctions/64083> - This URL lists future auctions, including the property at 39 John Street, Abercwmboi, further confirming the auction details.
* <https://www.google.com/maps/place/Abercwmboi,+Aberdare,+UK> - This URL provides geographical context, showing the location of Abercwmboi in relation to Aberdare and Cardiff, supporting the claim about its convenient position for commuters.
* <https://en.wikipedia.org/wiki/Abercwmboi> - This URL offers background information about Abercwmboi, including its history and geographical features, which supports the description of the area.