# Unique Abercwmboi property listed for auction at £29,000



A particularly unique property, currently listed for auction with a guide price of £29,000, has caught the attention of prospective buyers in Abercwmboi, Wales. Described by Paul Fosh Auctions as a "renovation project," the house might defy expectations based on its price, revealing itself as a surprisingly spacious property upon closer inspection.

Situated in the Cynon Valley and easily accessible from Aberdare, the house boasts an open-plan living arrangement, consisting of a reception room that seamlessly flows into an additional lounge at the rear. This expansive space serves as a welcoming area, suggesting potential for both comfort and modernisation.

Ascending to the first floor, potential homeowners will find two double bedrooms, accompanied by some intriguing anomalies regarding the property's layout. The washing facilities and kitchen are hidden away on what could be considered a secret lower level, accessible via stairs tucked in the corner of the lounge. The bathroom and kitchen are described as "spacious and appearing to be totally usable," providing a functional foundation for a future renovation.

Adding to the property’s allure is the spacious garden at the rear, which is notable given the size of the house itself. It features a patio suitable for outdoor gatherings and a large area that could be developed into a safe playground for children or pets. The garden offers captivating views over the surrounding wooded hills, further enhancing the appeal of the property. However, a noteworthy aspect of the scenic backdrop is Abercwmboi Lake, which lies at the edge of the garden. Although the lake's past as a polluted dumping ground may raise questions, it is reported that nature has rejuvenated the area, resulting in a body of water rich in aquatic life.

Angie Davey from Paul Fosh Auctions provided insights into the property's readiness for refurbishment. “The property, which is listed with a guide price of £29,000-plus, 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,” she remarked.

Davey also mentioned the potential for further development, noting that neighbouring properties have undergone extensions, suggesting possibilities for future expansion. Despite the initial renovations required, features such as double glazing and gas central heating could provide a solid foundation for new owners.

Figures from property portal Rightmove indicate that the average price of houses in Abercwmboi stands at £96,250, with terraced properties typically selling around £91,667. Should a bidder secure the property close to its guide price, they would have sufficient funds remaining for renovation and possibly even acquiring a fishing rod for some leisure time at the nearby lake.

This property will be available for online bidding through Paul Fosh Auctions, with the auction set to commence on Tuesday, March 11, at 12 noon and concluding at 5pm on Thursday, March 13.

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

## References

* <https://www.rightmove.co.uk/properties/158495159> - This URL supports the listing of the property at 39 John Street, Abercwmboi, Aberdare, with details about its condition and auction schedule. It also mentions the property's potential for refurbishment and its proximity to Abercwmboi Fishing Lake.
* <https://paulfosh.eigonlineauctions.com/lot/details/140044> - This URL provides details about the property's layout, including its lounge, kitchen, bathroom, and two bedrooms, as well as its guide price and auction details. It also highlights the property's potential for renovation and its scenic views.
* <https://paulfosh.eigonlineauctions.com/future-auctions/64083> - This URL lists the upcoming auction for 39 John Street, Abercwmboi, including the auction end time and guide price. It also provides information on how to bid and other properties available in the auction.
* <https://www.rightmove.co.uk/properties/158495159> - This URL supports the information about the property's garden and its potential for development, as well as the nearby Abercwmboi Lake and its transformation into a thriving aquatic environment.
* <https://paulfosh.eigonlineauctions.com/lot/details/140044> - This URL corroborates the property's features such as double glazing and gas central heating, which could serve as a solid foundation for new owners. It also mentions the potential for future extensions based on neighboring properties.