

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**8 Rheidol Close
Cwmbach, Aberdare CF44 0HT
Chain Free £180,000**

**** COMING SOON**** A semi detached bungalow on a popular residential estate with local amenities and country walks nearby. The property is on a generous plot and benefits from 2/3 bedrooms, 1 en-suite and a driveway with parking for several vehicles leading to a detached garage.

COMPRISING: Hallway; 1/2 bedrooms; dining room; kitchen; bathroom; 2/3 bedrooms; 1 en-suite; front and rear gardens; driveway to garage.

DUEBINS LEGAL ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

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Hallway

Entrance via Composite front door, emulsion walls and ceiling, radiator, built-in storage cupboard, fitted carpet.

Lounge

13'5" x 12'5" (4.09m x 3.78m)



Double glazed bay window to front, window to side, emulsion walls and ceiling, radiator, multi fuel stove, TV aerial, BT socket, fitted carpet.

Sitting room/ Bedroom 3

12'3" x 11'10" (3.73m x 3.61m)



Double glazed window to front, emulsion and wallpapered walls, emulsion ceiling, radiator, BT socket, fitted carpet, stairs to first floor.

Dining room

9'11" x 8'8" (3.02m x 2.64m)



Double glazed windows and door. emulsion walls and ceiling, radiator, fitted carpet.

Kitchen

10'0" x 8'5" (3.05m x 2.57m)



Two double glazed windows to side, range of base and wall units, white sink, tile splashbacks, built-in gas hob and electric oven, extractor fan, tiled floor.

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Bedroom 2

10'7" x 8'10" (3.23m x 2.69m)



Double glazed window to rear, emulsion walls and ceiling, radiator, fitted carpet.

Bedroom 1

12'7" x 11'11" (3.84m x 3.63m)



Double glazed window to rear, emulsion walls and ceiling, radiator, fitted carpet.

Bathroom

9'0" x 5'9" (2.74m x 1.75m)



Double glazed window to rear, emulsion and tiled walls, sunken spotlights, radiator, extractor fan, w.c., wash hand basin, bath with shower overhead, tiled floor.

En-suite

8'9" x 7'11" (2.67m x 2.41m)



Emulsion and tiled walls, sunken spotlights, extractor fan, heated towel rail, w.c., vanity unit housing wash hand basin, bath, storage in eaves, tiled floor.

Landing

Window at the top of the stairs, emulsion walls and ceiling, fitted carpet.

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Outside



Lawned front garden and drive with parking for several cars leading to detached garage with electric supply. Rear garden with lawn, decking and patio areas, outside lighting and water supply, access to rear via side of property.

Disclaimer

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