



185 Brynmair Road, Aberdare, CF44 6LS  
£47,995

**Manning**  
Estate Agents  
01685 878000



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Estate Agents

\*\* CASH BUYERS ONLY \*\*\*\* NO ONWARD CHAIN \*\* RENOVATION PROJECT \*\* 2 BEDROOM TERRACED HOUSE \*\* LOUNGE/DINER \*\* KITCHEN  
\*\* BATHROOM \*\* REAR GARDEN \*\* DOUBLE GLAZED WINDOWS \*\* FREEHOLD SO WE ARE ADVISED \*\*

£47,995







N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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