



5 Glynhafod Street, Aberdare, CF44 6LD  
£99,995

**Manning**  
Estate Agents  
01685 878000

\*\* WELL PRESENTED 3 BEDROOM FAMILY HOUSE \*\* REAR GARDEN WITH GARAGE \*\* RURAL VIEWS \*\* ENTRANCE HALL \*\* LOUNGE/DINER \*\* MODERN FITTED KITCHEN \*\* MODERN BATHROOM WITH SEPARATE SHOWER \*\* GAS CENTRAL HEATING \*\* 3 BEDROOMS PLUS WALK IN DRESSING ROOM \*\* VILLAGE LOCATION \*\* IDEAL FIRST TIME BUY \*\*

Situated in the semi-rural location of Glynhafod with excellent country walks, primary school and local shop closeby.

**£99,995**



### Entrance hall

Understairs storage cupboard. Upvc double glazed coloured front door. Wood laminate floor. Radoatpr.

### Lounge/diner

20'9" x 12'3" (6.32m x 3.73m)

Upvc double glazed window to front aspect. Wood laminated floor.





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

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