



4 Godreaman Street, Aberdare, CF44 6DF  
£114,995

**Manning**  
Estate Agents  
01685 878000

\*\*ATTRACTIVE STONE FRONTED FAMILY HOUSE \*\* IDEAL FIRST TIME BUY \*\* WELL PRESENTED 3 BEDROOM HOUSE \*\* EXCELLENT SIZE LUXURY UPSTAIRS BATHROOM \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\* EXCELLENT COUNTRY VIEWS AND GARAGE TO REAR \*\* MODERN FITTED KITCHEN \*\* SOUGHT AFTER LOCATION \*\* EASY WALK TO SCHOOLS AND AMENITIES CLOSE-BY \*\*

£114,995







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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website