

FOR SALE



**DURBINS
LEGAL ESTATES**

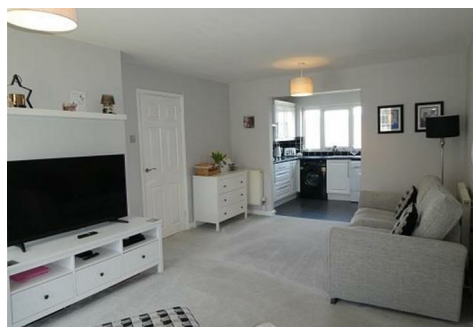
ESTATE AGENTS

Tel: 01685 873146
www.durbinslegalestates.co.uk



**27 Victoria Square
Aberdare
Mid Glamorgan
CF44 7LB
01685 873146**

enquiries@durbinslegalestates.co.uk



**36 Maes Brynna
Cwmdare, Aberdare CF44 8RH
£71,950**

A well presented, 2nd floor apartment in a popular village location with views across the valley and access to Dare Valley Country Park nearby. The property benefits from a spacious, light and airy lounge which opens into a fully fitted modern kitchen. **INTERNAL VIEWING HIGHLY RECOMMENDED**

COMPRISING: Hallway; lounge; kitchen; 2 bedrooms; bathroom; parking area to rear.

DURBINS 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.

36 Maes Brynna, Cwmdare, Aberdare CF44 8RH

Hallway

Entrance via Composite front door, double glazed window to front, emulsion walls and ceiling, walk-in storage cupboard, fitted carpet.

Lounge

18'1" x 12'4" (5.51m x 3.76m)



Double glazed window to front, emulsion walls and ceiling, two radiators, TV aerial, BT socket, fitted carpet.

Kitchen

11'9" x 7'6" (3.58m x 2.29m)



Double glazed window to rear, emulsion ceiling, coving, sunken spotlights, range of base and wall units in white, tiled splashbacks, built-in electric hob and oven, extractor fan, stainless steel sink, cupboard housing combi boiler.

Bedroom 1

12'0" x 10'8" (3.66m x 3.25m)



Double glazed window, emulsion walls, textured ceiling, radiator, fitted carpet.

Bedroom 2

10'7" x 8'9" (3.23m x 2.67m)



Double glazed window to front, emulsion walls, textured ceiling, radiator, fitted carpet.

36 Maes Brynna, Cwmdare, Aberdare CF44 8RH

Bathroom

7'2" x 5'2" (2.18m x 1.57m)



Double glazed window, textured ceiling, coving, tiled walls, heated towel rail, w.c., wash hand basin, bath with shower overhead, tiled floor.


Outside

Parking area for 1 car and area with washing line and storage shed.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 