



22 Violet Street, Aberdare, CF44 6TY
£96,995

Manning
Estate Agents

NO CHAIN * IDEAL FIRST TIME PURCHASE* * WELL PRESENTED*. Recently renovated spacious terraced house situated in popular cul-de-sac street within access of local amenities and schools. The property has the benefit of 2 receptions rooms, fitted kitchen with high gloss modern wall and base units, utility room, rear garden, landing 3 bedrooms, upstairs modern bathroom suite with shower over bath. New carpets. Gas central heating (New boiler, 5 year warranty) Upvc double glazed windows. Situated on the outskirts of Aberdare Local facilities are good with well supported town centres in Aberdare, Merthyr Tydfil and Pontypridd. Cyfartha Retail Park is approx 5 miles away and features M&S, River Island, and much more. Aberdare train station is 5 minutes drive away and trains run on the Valley Lines to Cardiff Central.

£96,995



Porch

UPVC double glazed front door. Original tiled walls. Entrance Mat.

Hallway

Radiator. Laminate flooring. Stairs to first floor. Plastered and emulsioned walls and ceiling.

Front Room

11'02" x 10'01" (3.40m x 3.07m)

Carpet to floor. Radiator. UPVC double glazed window to front. Plastered and emulsioned walls and ceiling. Blinds to window

Middle Room

11'07" x 12'08" max (3.53m x 3.86m max)

UPVC double glazed window to rear. Radiator. Carpet to floor. Plastered and emulsion walls and ceiling. Blinds to window

Kitchen

9'05" x 9'09" (2.87m x 2.97m)

Modern high gloss Grey wall and base units. Vinyl flooring. UPVC double glazed window to side. Integrated electric oven and hob (2 year warranty) Under stairs storage cupboard. Radiator. Extractor hood. Provision for fridge/freezer. Plastered and emulsioned walls and ceiling.

Rear Porch

Wooden door to rear. Vinyl flooring. Plumbing for washing machine. Plastered and emulsion walls and ceiling.

Landing

Storage cupboard.

Bedroom 1

9'09" x 10'10" (2.97m x 3.30m)

UPVC double glazed window to rear. Carpet to floor. Radiator. Blind to window

Bedroom 2

8'04" max x 11'03" (2.54m max x 3.43m)

UPVC double glazed window to front. Radiator. Carpet to floor. Blind to window.

Bedroom 3

7'02" max x 11'04" max (2.18m max x 3.45m max)

Carpet to floor. Radiator. UPVC double glazed window to front. Blinds to window.

Spacious Modern Bathroom

With modern suite in white comprising bath, shower attachment with shower screen, w.c., wash hand basin. Gas wall mounted boiler in cupboard. Tiled splash backs, double glazed window and blind to rear aspect. Radiator. Plastered and emulsioned walls and ceiling.

Outside

Enclosed rear garden mainly laid to lawn, flat with mature fruit tree. With rear access.

Benefits include:

New boiler with 5 year warranty
Rewire with certification
Property re plastered throughout
Rear lane access with potential for off road parking
Stairs with chrome handrail





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The Property Misdescription Act 1991

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