

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



**1 The Close
Aberdare, Mid Glamorgan CF44 7HB
Chain Free £125,000**

A semi detached property in a quiet cul-de-sac on the outskirts of Aberdare town centre with all its amenities and travel links. The property benefits from double glazing, central heating, 2 receptions and a conservatory but does need some updating.

COMPRISING: Hallway; lounge; dining room; conservatory; kitchen; landing; 3 bedrooms; bathroom; front and rear gardens with side access.

DURBINS LEGAL ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE and CONVEYANCING FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

1 The Close, Aberdare, Mid Glamorgan CF44 7HB

Hallway

Entrance via double glazed front door, window to side, storage cupboard, radiator, fitted carpet, stairs to first floor.

Lounge

17'5" x 11'5" (5.31m x 3.48m)



Double glazed window to front, wallpapered walls and ceiling, gas fire with back boiler, TV aerial, fitted carpet.

Dining room

9'11" x 9'1" (3.02m x 2.77m)



Double glazed patio doors leading into conservatory, wallpapered walls and ceiling, radiator, fitted carpet.

Conservatory

9'1" x 8'9" (2.77m x 2.67m)



Brick and upvc construction, textured walls, radiator, tiled floor, French doors leading to garden.

Kitchen

10'1" x 9'1" (3.07m x 2.77m)



Double glazed window and door to rear, range of base and wall units, cream sink, tile splashbacks, built-in gas hob and electric oven, plumbing for automatic w/machine, walk-in pantry, fitted carpet.

Landing

Double glazed window, wallpapered walls and ceiling.

1 The Close, Aberdare, Mid Glamorgan CF44 7HB

Bedroom 1

13'5" x 11'4" (4.09m x 3.45m)



Double glazed window to front, wallpapered walls and ceiling, radiator, fitted carpet.

Bedroom 2

11'4" x 9'11" (3.45m x 3.02m)



Double glazed window to side, wallpapered walls, emulsion ceiling, radiator, built-in cupboard, fitted carpet.

Bedroom 3

10'4" x 9'2" (3.15m x 2.79m)



Double glazed window to rear, wallpapered walls, emulsion ceiling, radiator, airing cupboard, fitted carpet.

Bathroom

4'11" x 5'10" (1.50m x 1.78m)

Double glazed window to rear, tile and wallpapered walls, radiator, wash hand basin, shower cubicle, non-slip vinyl floor. Separate w.c., double glazed window, tile and wallpapered walls, fitted carpet.

Outside

Paved front garden. Rear garden with patio and lawned area, flower beds, 2 storage sheds, outside w.c., outside lighting, access to rear via side of property.

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		
(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		

