

# FOR SALE



**DURBINS  
LEGAL ESTATES**

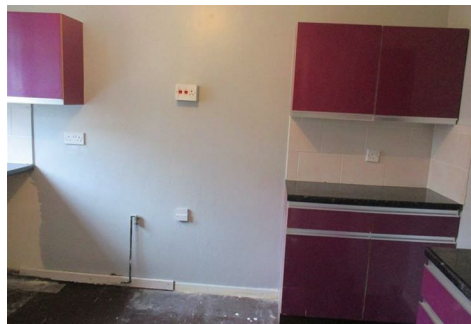
ESTATE AGENTS

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**66 Pant Y Cerdin  
Cwmbach, Aberdare CF44 0PR  
Chain Free £47,500**

A 2 bedroom maisonette in the village of Cwmbach with local amenities and train station to Aberdare and Cardiff within easy reach. The property benefits from double glazing and central heating.

COMPRISING: Hallway; lounge; kitchen; landing; 2 bedrooms; bathroom.

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.

## 66 Pant Y Cerdin, Cwmbach, Aberdare CF44 0PR

### Hallway

Entrance via double glazed front door, textured ceiling, built-in storage cupboard, radiator, stairs to first floor.

### Lounge

18'8" x 13'4" (5.69m x 4.06m)



Two double glazed windows, emulsion and wallpapered walls, textured ceiling, wall mounted gas fire, radiator, BT socket, laminate floor.

### Kitchen

11'4" x 7'4" (3.45m x 2.24m)



Double glazed window, textured ceiling, range of base and wall units, stainless steel sink, tile splashbacks, plumbing for automatic w/machine, radiator, vinyl tiled floor.

### Landing

Textured walls and ceiling, loft access, fitted carpet.

### Bedroom 1

15'1" x 8'10" (4.60m x 2.69m)



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

### Bedroom 2



Double glazed window and door onto balcony, emulsion and wallpapered walls, textured ceiling, radiator, fitted carpet.



## Bathroom

5'9" x 5'9" (1.75m x 1.75m)



Double glazed window, wallpapered walls, radiator, bath, wash hand basin, separate w.c., vinyl floor.

## 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.



