



DRAFT COPY:

I confirm that I have checked all details in these particulars and they are correct in all respects.

Signature:

Date:

17 Tir Founder Fields, Aberdare, CF44 0DS
£69,950

Manning
Estate Agents
01685 878000

IDEAL FIRST TIME BUY * NO CHAIN* We are pleased to offer for sale this WELL PRESENTED first floor 1 bedroom apartment, situated on this new development of modern detached and sem-detached houses within walking distance of local amenities and with good road links to Cardiff, Merthyr Tydfil and Aberdare Town Centre. THE PROPERTY HAS THE BENEFIT OF hallway and storage. Fitted kitchen/Lounge, bathroom, bedroom, gas central heating, double glazed windows. Parking space.

£69,950



Hall

Carpet to floor. Radiator.

Lounge/Kitchen

20'00" x 12'04" (6.10m x 3.76m)

UPVC double glazed French doors to rear with Juliet balcony. UPVC double glazed window to side. Radiator x 2. Carpet to floor.

Kitchen Area: Gas hob. Electric oven. Extractor hood. Stainless steel sink. Provision for washing machine. Gas boiler. Space for fridge/freezer.

Bathroom

5'04" x 8'00" (1.63m x 2.44m)

White suite comprising of W.C. Wash hand basin. Bath with shower over and screen. Tiled splash backs. Heated towel rail.

Bedroom 1

11'03" x 10'00" (3.43m x 3.05m)

Radiator. UPVC double glazed window to side.

Approx £150 per annum ground rent. £90 monthly maintenance.





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.

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