

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**35 Maes Brynna
Cwmdare, Aberdare CF44 8RH
£49,950**

A second floor, two bedroom flat in a popular village location with access to Dare Valley Country Park nearby. The property benefits from double glazing and central heating (approx 2yrs old).

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

DURBINS ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property.

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Hallway

Entrance via Composite front door, textured ceiling, built-in cupboard, vinyl floor.

Lounge

17'11" x 11'9" (5.46m x 3.58m)



Double glazed window to front, emulsion and wallpapered walls, dado rail, textured ceiling, radiator, fitted carpet.

Kitchen

11'7" x 8'5" (3.53m x 2.57m)



Double glazed window to rear, textured ceiling, range of base units, stainless steel sink, radiator, 2 built-in cupboards (1 housing combi boiler), vinyl floor.

Bedroom 1

11'0" x 9'1" (3.35m x 2.77m)



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

Bedroom 2

11'4" x 8'3" (3.45m x 2.51m)



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

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Bathroom

7'3" x 5'1" (2.21m x 1.55m)



Tiled walls, radiator, w.c., wash hand basin, bath with shower overhead, vinyl flooring.

Outside

Storage shed, washing line and parking area to rear.

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.



