

# FOR SALE



**DURBINS  
LEGAL ESTATES**

ESTATE AGENTS

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**12 Min Afon  
Rhigos, Aberdare CF44 9QJ  
Chain Free £164,950**

A detached property on a small residential estate in the semi rural village of Rhigos with access to A465 to Swansea, Merthyr Tydfil and Brecon Beacons nearby. The property benefits from flat rear garden and driveway to garage.

COMPRISING: Hallway; lounge; dining room; kitchen; cloakroom; landing; 3 bedrooms; 1 en-suite; family bathroom; front and rear gardens; driveway to garage.

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.



## 12 Min Afon, Rhigos, Aberdare CF44 9QJ

### Hallway

Entrance via double glazed front door, emulsion ceiling, coving, radiator, understair storage cupboard, stairs to first floor, laminate floor.

### Lounge

17'9" x 11'6" (5.41m x 3.51m)



Double glazed window to front, emulsion walls and ceiling, coving, radiator, TV aerial, BT socket, fitted carpet.

### Dining room

10'8" x 8'11" (3.25m x 2.72m)



Double glazed French doors to rear, emulsion walls and ceiling, coving, radiator, laminate floor.

### Kitchen

12'11" x 9'1" (3.94m x 2.77m)



Double glazed window to rear, door to side, emulsion ceiling, range of base and wall units in white, stainless steel sink, tile splashbacks, built-in gas hob and electric oven, extractor hood, combi boiler, integrated dishwasher, radiator, tile floor.

### Cloakroom

Double glazed window, emulsion ceiling, coving, w.c., vanity unit housing wash hand basin, tile splashbacks, laminate floor.

### Landing

Window at the top of the stairs, emulsion walls and ceiling, radiator, storage cupboard, loft access, fitted carpet.

### Bedroom 1

13'5" x 12'2" (4.09m x 3.71m)



Double glazed window to rear, emulsion walls and ceiling, coving, built-in cupboards, radiator, fitted carpet.

### En-suite

7'1" x 4'6" (2.16m x 1.37m)

Double glazed window, emulsion walls and ceiling, radiator, w.c., vanity basin housing wash hand basin, shower cubicle, fitted carpet.

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### Bedroom 2

11'7" x 10'8" (3.53m x 3.25m)



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

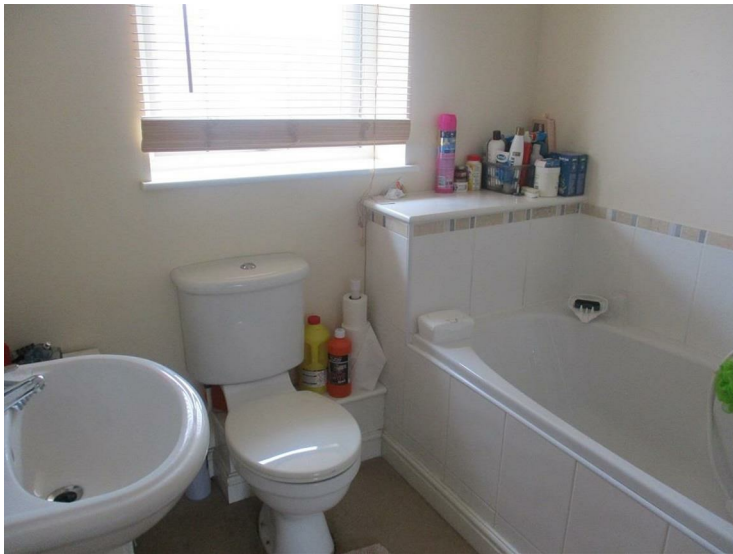
### Bedroom 3

10'1" x 7'5" (3.07m x 2.26m)

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

### Bathroom

7'5" x 6'8" (2.26m x 2.03m)



Double glazed window to front, emulsion walls, radiator, extractor fan, w.c., wash hand basin, bath, fitted carpet.

### Outside




Front lawned garden, paved driveway to detached garage. Rear garden with lawn and patio areas, outside water supply, 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 