

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**Canon Street
Aberdare, Mid Glamorgan CF44 7AW
£375 PCM**

A spacious one bedroom flat in Aberdare town centre with all its amenities and bus and train stations nearby. The property. The property benefits from large lounge and double bedroom.

COMPRISING: Hallway; lounge; kitchen; 1 bedroom; bathroom

NO PETS NO SMOKING WORKING ONLY

FEES UPFRONT
£375 RENT
£375 BOND

Please contact the office for further details.

Canon Street, Aberdare, Mid Glamorgan CF44 7AW

Hallway



Stairs leading to hallway, emulsion walls, textured ceiling, newly fitted carpet.

Kitchen



Emulsion walls, textured ceiling, fitted units, tile splashbacks, skylight, vinyl floor.

Lounge



Emulsion walls, textured ceiling, fitted carpet.

Bedroom



Emulsion walls, textured ceiling, fitted carpet.


Bathroom



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Three piece suite in white comprising of w.c., wash hand basin, bath with shower overhead, cupboard housing combi boiler, vinyl floor.



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 