

# FOR SALE



**DURBINS  
LEGAL ESTATES**

ESTATE AGENTS

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**53 Bwlfa Road  
Cwmdare, Aberdare CF44 8UG  
Chain Free £80,000**

A mid terrace property on the edge of Dare Valley Country Park but close to village amenities. The property has been recently updated and benefits from upstairs cloakroom, downstairs bathroom and good size rear garden. More photos will follow.

COMPRISING: Lounge; kitchen; bathroom; landing; 2 bedrooms; cloakroom; rear garden.

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.

## 53 Bwlfa Road, Cwmdare, Aberdare CF44 8UG

### Lounge

18'4" x 13'2" (5.59m x 4.01m)

Entrance via double glazed front door, double glazed window to front, emulsion walls and ceiling, two radiators, BT socket, tiled floor, stairs to first floor.

### Kitchen

8'5" x 8'0" (2.57m x 2.44m)

Double glazed window and door to rear, emulsion ceiling, range of base and wall units, stainless steel sink, built-in electric hob and oven, extractor fan, tile splashbacks, radiator, tiled floor.

### Bathroom

8'1" x 4'6" (2.46m x 1.37m)



Double glazed window, emulsion and laminate wallboards, extractor fan, radiator, w.c., wash hand basin, bath with shower overhead, vinyl floor.

### Landing

Emulsion walls and ceiling, loft access, fitted carpet.

### Bedroom 1

13'4" x 9'11" (4.06m x 3.02m)



Double glazed window to front, emulsion walls and ceiling, radiator, laminate floor.

### Bedroom 2

10'3" x 6'8" (3.12m x 2.03m)

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

### Cloakroom

6'6" x 5'6" (1.98m x 1.68m)



Double glazed window, emulsion walls and ceiling, condensing combo boiler, w.c., vanity unit housing wash hand basin, vinyl floor.

### Outside



Lawned rear garden.

### Disclaimer

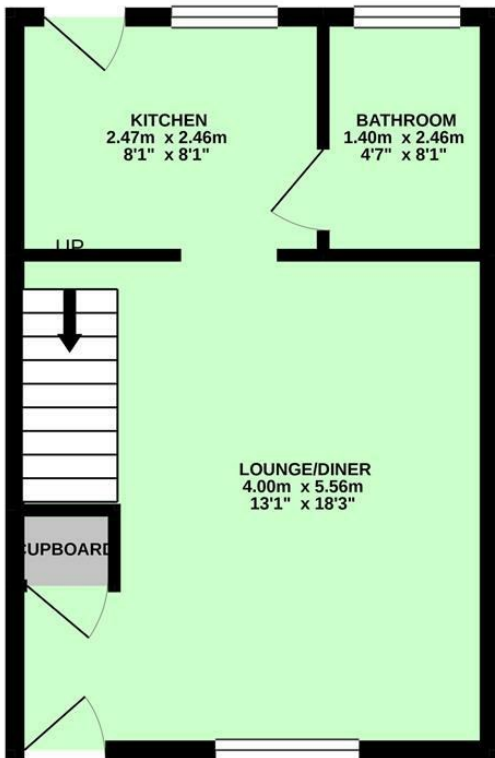
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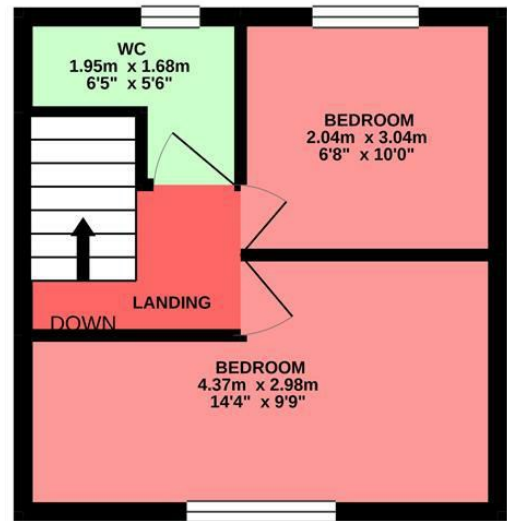




GROUND FLOOR  
33.7 sq.m. (363 sq.ft.) approx.



1ST FLOOR  
24.3 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		63	
(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	

