

3 Daniel Street, Cwmbach, CF44 0EB £83,500



Gloucester House, 29 Whitcombe Street, Aberdare CF44 7AU Tel: 01685 878000 www.manningestateagents.co.uk



** NO ONWARD CHAIN ** ** IDEAL BUY TO LET ** ** IDEAL FIRST TIME BUY **MODERNISED SPACIOUS 2 BEDROOM HOUSE ** ENTRANCE HALL ** EXCELLENT SIZE LOUNGE/DINER ** FITTED KITCHEN ** MODERN BATHROOM ** ** LANDING ** 2 GOOD SIZE BEDROOMS ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** GOOD SIZE REAR GARDEN ** RECENTLY FITTED CARPETS ** FREEHOLD **

We are delighted to offer for sale this spacious 2 bedroom house for sale pleasantly sited in much sought after semi rural location with great country walks and yet a short walk from local amenities and schools.

£83,500







Hallway

Tiled floor. Double glazed front door. Stairs to first floor.

Lounge/Diner

10'8 x 13'7 max x 19'8 (3.25m x 4.14m max x 5.99m)

UPVC double glazed window to front. Radiator x 2. Fitted Carpet. Under stairs storage.

Fitted Kitchen 9'5 x 8'4 (2.87m x 2.54m)

Modern range of wall and base units Sink unit. UPVC double glazed window and door to rear garden. Electric hob and oven. Tiled splash backs.

Bathroom 5'5 x 9'5 (1.65m x 2.87m

Modern suite in white comprising bath wash hand basin and w.c., tiled floor. Radiator. UPVC double glazed window to rear.

Landing
Carpet to floor.

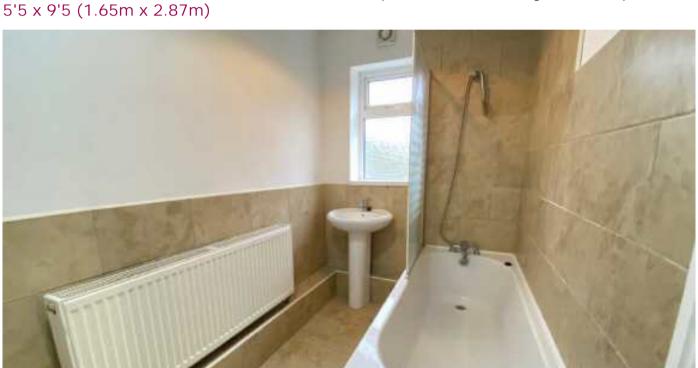
Bedroom 1

14'6 x 9'6 (4.42m x 2.90m)

UPVC double glazed window to front. Fitted Carpet. Radiator.

Bedroom 2 9'10 max 5'10 min x 14'10 (3.00m max 1.78m min x 4.52m)

Radiator. UPVC double glazed window to rear. Fitted Carpet. Wall mounted combi gas boiler in cupboard.



Outside

Rear garden with rear access













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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website