



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

Manning
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** 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

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