



6 Johnson Park, Aberdare, CF44 9NB  
£134,995

**Manning**  
Estate Agents

We are pleased to offer for sale this larger than average 3 bedroom detached house situated on the outskirts of the village of Hirwaun. The property has the benefit of 2 reception rooms, downstairs cloakroom, fitted kitchen, front and rear gardens, garage. Upvc double glazed windows and gas central heating.

£134,995



**Hallway**  
6'08" x 12'10" (2.03m x 3.91m)

Aluminium sliding front door. Radiator. Stairs to first floor.

**Cloakroom**  
3'07" x 6'11" (1.09m x 2.11m)

W.C. Wash hand basin. UPVC double glazed window to front.

**Lounge**  
11'06" x 22'00" (3.51m x 6.71m)

Radiator x 2. UPVC double glazed window to front. UPVC double glazed patio door to rear. Open fireplace.

**Dining Room**  
11'03" x 13'04" (3.43m x 4.06m)

Laminated flooring. Radiator. UPVC double glazed window to rear.

**Kitchen**  
10'08" x 7'10" (3.25m x 2.39m)

With a modern range of wall and base units incorporating Electric hob and oven. Tiled splash backs. Laminated flooring. Stainless steel sink. UPVC double glazed window and door to rear. Radiator.

**Landing**  
Airing cupboard.

**Bathroom**  
6'10" x 9'00" (2.08m x 2.74m)

Wash hand basin. W.C. Bath. Shower cubicle. UPVC double glazed window to front. Tiled splash backs. Radiator.

**Bedroom 1**  
10'04" x 11'06" (3.15m x 3.51m)

Radiator. UPVC double glazed window to front.

**Bedroom 2**  
11'03" x 11'06" (3.43m x 3.51m)

Radiator. UPVC double glazed window to rear.

**Bedroom 3**  
7'09" x 11'05" (2.36m x 3.48m)

Radiator. UPVC double glazed window to rear.

**Outside**  
Front garden laid to lawn with driveway to Garage. Rear garden laid to lawn with 2 storage sheds housing freestanding gas boiler.





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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