



18 Church Row, CF44 8LH
£122,500

Manning
Estate Agents
01685 878000

** NO CHAIN ** ** IDEAL FIRST TIME BUY ** MODERNISED SPACIOUS 3 BEDROOM FAMILY HOUSE ** OFF ROAD PARKING AND GARDEN TO REAR ** 3 EXCELLENT SIZE BEDROOMS ** DOWNSTAIRS BATHROOM ** UPSTAIRS SHOWER ROOM ** LOUNGE ** KITCHEN/DINER ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS AND DOORS**

We are pleased to offer for sale this spacious 3 bedroom family house situated in popular location within easy walking distance of local shops, schools and Aberdare Park.

£122,500



Fitted kitchen/diner

12'4 x 10'1 (3.76m x 3.07m)

With a modern range of wall and base units, stainless steel sink unit, provision for plumbed in washing machine. Upvc double glazed window to rear aspect. Wall mounted gas boiler serving hot water and heating system.

Lounge

18'9 x 13'10 (5.72m x 4.22m)

Two upvc double glazed windows to front aspect. Radiator. Stairs to first floor.

Bathroom

5'6 x 8'3 (1.68m x 2.51m)

Modern suite in white comprising bath, wash hand basin and w.c., tiled splash backs. Radiator.

Landing

Bedroom 1

9'1 x 10'10 (2.77m x 3.30m)

Upvc double glazed window. Radiator.

Bedroom 2

9'3 max 5'8 min 14 max x 7'11 min
(2.82m max 1.73m min 0.36m max x
2.41m min)

Bedroom 3

11'3 x 10'3 (3.43m x 3.12m)

Shower room

With white suite comprising shower cubicle, wash hand basin and w.c., Upvc double glazed window to rear aspect. Radiator.

Outside

Pleasant rural aspect to front. Rear garden with artificial grass, decked seating area, gravelled borders. Ample off road parking. Garden storage shed with power connected.





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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