

5 Mount Pleasant Street, CF44 8NF £144,995



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



\*\* PERFECT LOCATION \*\* IDEAL FIRST TIME BUY \*\* NO CHAIN \*\* RECENTLY RENOVATED SPACIOUS 3 BEDROOM COTTAGE \*\* EXCELLENT OFF ROAD PARKING FOR MULTIPLE PARKING\*\* UPSTAIRS SHOWER ROOM \*\* REAR GARDEN \*\* LARGE SPACIOUS LIGHT ENTRANCE HALL \*\* SITTING ROOM \*\* FITTED KITCHEN/DINER \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\*

We are pleased to offer for sale this excellent size 3 bedroom cottage set back from the road with entrance drive and gardens. Ideally situated in the centre of Trecynon village opposite Aberdare Park, local primary school and within minutes of local shops and amenities.

£144,995







# ENTRANCE HALL 6'10' x 17'11' (2.08m x 5.46m)

Upvc double glazed front door. radiator. stairs to first floor, grey laminated flooring.

#### **LOUNGE**

New fitted carpet. radiator. upvc double glazed window to front aspect.

#### KITCHEN/DINER 12'8' X 16'4' (3.86m X 4.98m)

With a modern range of modern wall and base units incorporating stainless steel sink unit, electric hob and oven, tiled splash backs, extractor hood, provision for plumbed in washing machine. Two upvc double glazed windows and door to rear garden. Radiator.

FIRST FLOOR LANDING 10'1' X 6'9' (3.07m X 2.06m) Carpet to floor.

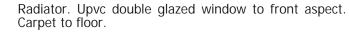
## WET ROOM 6'6' X 9'5' (1.98m X 2.87m)

Wash hand basin and w.c., shower, radiator. Tiled splash back areas.

# BEDROOM 1 10'2' X 13' (3.10m X 3.96m)

Radiator. upvc double glazed window to rear aspect. Wall mounted combi boiler serving hot water and heating system. Carpet to floor.

# BEDROOM 2 10'7' X 14'2' (3.23m X 4.32m)



#### BEDROOM 3

6'7' X 7'2' (2.01m X 2.18m)

Radiator. Upvc double glazed window to front aspect. Carpet to floor.

#### Outside

Excellent size off road parking for multiple vehicles. Enclosed rear garden.















### **Energy performance certificate** (EPC)



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