

197 Brynmair Road, Aberdare, CF44 6LS £74,950



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



** NO CHAIN ** END OF TERRACE SPACIOUS 2 BEDROOM HOUSE ** IDEAL FIRST TIME BUY ** FORECOURT AND REAR GARDEN ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS** ENTRANCE HALL** SPACIOUS LOUNGE/DINER **FITTED KITCHEN ** UPSTAIRS MODERN BATHROOM ** 2 BEDROOMS ** FREEHOLD **

Situated close to local bus route, schools and country walks.

£74,950







Entrance porch
Upvc double glazed front door

Entrance hall Stairs to first floor

Lounge 10'9' x 21' (3.28m x 6.40m)

Upvc double glazed window to front aspect. Laminated floor. fire surround with electric fire. Radiator x 2. Understairs storage cupboard.

Fitted Kitchen 11'2' x 8'3' max 7'7' min (3.40m x 2.51m max 2.31m min)

With a modern range of wall and base units, stainless steel sink unit. cooking is by gas. wall mounted gas

boiler. tiled splash backs. Upvc double glazed window to rear aspect . door to rear garden.

Landing

Upvc double glazed window to rear aspect. Access to loft.

Bedroom 1

8'1' x 14'2' max (2.46m x 4.32m max) Radiator. Upvc double glazed window to front aspect. Fitted wardrobe with sliding doors.

Bedroom 2 10'1' x 6'1' (3.07m x 1.85m) Radiator. Upvc double glazed window to front aspect.

Bathroom 6'3' x 8' (1.91m x 2.44m) Modern suite in white comprising bath, wash hand basin and w.c., radiator. shower over bath with shower screen. Tiled splash backs. Window to rear aspect.

Outside Rear garden





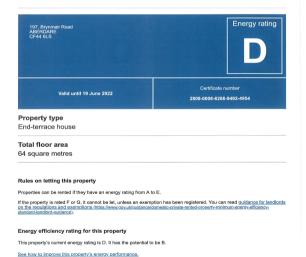








Energy performance certificate



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