



1 Station Terrace, Cwmaman, CF44 6NE
Offers in the region of £86,995

Manning
Estate Agents

NO CHAIN. OFFERS IN THE REGION OF:- We are pleased to offer for sale this spacious end of terrace family house pleasantly sited in popular location with views of the surrounding mountains to rear aspect. The property has the benefit of gas central heating, upvc double glazed windows, lounge/diner, excellent size fitted kitchen/diner, shower room with separate w.c., landing 3 bedrooms. Side access to rear paved gardens with outbuildings.

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Hallway

Stairs to first floor. UPVC front door. Radiator.

Lounge/Diner

12'11" x 24'00" into bay (3.94m x 7.32m into bay)

UPVC double glazed bat window to front. Radiator x 2. UPVC double glazed window to rear. Stairs to basement:

Kitchen

13'06" x 15'06" (4.11m x 4.72m)

Tiled flooring, Radiator. UPVC double glazed window to rear. With a modern range of wall and base units. Stainless steel sink. Cooking by gas. Extractor hood.

Inner Hall

UPVC door to garden.

Separate W.C

W.C. Tiled walls and floor.

Shower Room

10'06" x 6'10" (3.20m x 2.08m)

Combi boiler. 2 x UPVC double glazed windows to rear. Modern suite in white comprising Shower cubicle. Wash hand basin. Radiator. Provision for washing machine.

Landing

UPVC double glazed window to rear.

Bedroom 1

9'00" x 12'05" (2.74m x 3.78m)

Radiator. UPVC double glazed window to front.

Bedroom 2

8'00" x 10'06" (2.44m x 3.20m)

Carpet to floor. Radiator. UPVC double glazed window to rear.

Bedroom 3

7'01" x 9'04" (2.16m x 2.84m)

Radiator. UPVC double glazed window to front.

Rear Garden

Garden storage shed x 2. Paved patio. Side access. Rural views.





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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