



5 Weatheral Street, Aberdare, CF44 7BB
£89,995

Manning
Estate Agents
01685 878000

* NO CHAIN * TOWN CENTRE LOCATION * * WELL PRESENTED 3 BEDROOMS* We are pleased to offer for sale this well presented 3 bedroom terraced house rear garden with rear access. Entrance hall, Lounge/diner, shower room, modern fitted kitchen, landing 3 bedrooms. Gas central heating, Upvc double glazed windows.

£89,995



Entrance hall

Upvc double glazed front door. Radiator. Stairs to first floor.

Lounge/diner

11' 4" x 19'7" (3.35m 1.22m x 5.97m)

Upvc double glazed window to front aspect. Radiator x 2. Gas fire with modern surround fireplace. Carpet to floor

Inner Hall

Tiled floors.

Fitted Kitchen

9'11 x 7'10 (3.02m x 2.39m)

Tiled floor. Heated towel rail. Modern wall and base units. Stainless steel sink, tiled splash backs. Cooking

by electric hob and oven. UPVC double glazed window and door to rear

Shower room

5'3 x 10' (1.60m x 3.05m)

Corner shower cubicle. Modern wash hand basin and WC in white. Tiled floor. Radiator. UPVC double glazed window to rear. Tiled walls.

Understairs storage

Landing

Window to rear aspect.

Bedroom 1

8'3 x 9'8 (2.51m x 2.95m)

Radiator. UPVC to rear. Combi boiler in cupboard. Carpet to floor.

Bedroom 2

7'10 x 9'9 (2.39m x 2.97m)

UPVC double glazing to front. Radiator. Carpet to floor.

L shaped Bedroom 3

6'7" x 7' min 11'6" max into door. (2.01m x 2.13m min 3.51m max into door.)

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

Outside

Well presented garden laid to gravel and patio with garden storage shed. Rear access.





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