



60 Brook Street, Aberdare, CF44 6YE
£104,950

Manning
Estate Agents
01685 878000

*IDEAL FIRST TIME BUY * NO CHAIN* We are pleased to offer for sale this exceptionally well presented, modernised 3 bedroom house situated in popular residential location within easy access of local schools, local amenities and bus route to town centre. Recently updated and modernised, offering excellent sized fitted kitchen, lounge/diner, modern bathroom suite, 3 bedrooms, attic space with velux window, radiator and electric light, gas central heating and UPVC double glazed windows. Rear garden enjoying views.

£104,950



Lounge
15'06" x 20'09" (4.72m x 6.32m)

Laminate flooring. Radiator x 2. UPVC double glazed window and door to front. Stairs to first floor.

Kitchen
9'10" x 13'00" (3.00m x 3.96m)

With a good range of high gloss wall and base units incorporating stainless steel sink, electric oven and hob, cutlery drawer. Provision for plumbed in washing machine. Tiled floor. Radiator. Tiled splash backs. UPVC double glazed door and window to rear.

Bathroom
4'05" x 12'06" (1.35m x 3.81m)

With modern suite in white, comprising vanity wash hand basin, W.C, bath with shower over and screen.

Tiled walls and floor. UPVC double glazed window to rear. Heated towel rail.

Landing
Access to loft.

Attic space
Radiator. Velux window. Pull down ladder.

Bedroom 1
16'02" into recess 13'00" min x 9'00" (4.93m into recess 3.96m min x 2.74m)
2 x UPVC double glazed windows to front. Radiator. Carpet to floor.

Bedroom 1
16'02" into recess 13'00" min x 9'00" (4.93m into recess 3.96m min x 2.74m)

2 x UPVC double glazed windows to front. Radiator. Carpet to floor.

Bedroom 3
7'10" x 7'09" (2.39m x 2.36m)
Radiator. UPVC double glazed window to rear. Carpet to floor.

Bedroom 3
7'10" x 7'09" (2.39m x 2.36m)
Radiator. UPVC double glazed window to rear. Carpet to floor.

Outside
Rear Garden: Decked seating area with further lower level seating area and shrub border. Enjoying views to rear.





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