



52 Brynhyfryd, Aberdare, CF44 6LG
£69,500

Manning
Estate Agents
01685 878000

* NO CHAIN* We are pleased to offer for sale this 3 Bedroom mid terrace property situated in residential area within access of local schools and shops. In need of modernisation throughout. This property offers entrance hall, lounge, dining room, lean to kitchen, and downstairs shower room to ground floor, first floor has 3 spacious bedrooms. Benefits include UPVC double glazing and gas central heating.

£69,500



Hallway

UPVC front door. Stairs to first floor. Radiator.

Lounge

20'11" x 11'03" (6.38m x 3.43m)

UPVC double glazed window to front. Wooden single glazed window to rear onto lean to kitchen. Radiator x 2. Stone fireplace.

Dining Room

9'08" x 7'10" (2.95m x 2.39m)

Storage cupboard x 2. Radiator. Wooden single glazed window onto lean to kitchen.

Shower room

4'06" x 9'06" (1.37m x 2.90m)

UPVC double glazed window to rear. Shower cubicle. Wash hand basin. W.C. Radiator.

Lean to Kitchen

9'05" x 5'05" (2.87m x 1.65m)

Laminate flooring. UPVC double glazed door and window to rear. Extractor hood. Integrated gas hob and electric oven. Stainless steel sink. Provision for washing machine.

Landing

Bedroom 1

15'07" x 10'00" (4.75m x 3.05m)

Radiator. UPVC double glazed window to front x 2.

Bedroom 2

10'08" x 9'10" (3.25m x 3.00m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

9'01" x 9'09" (2.77m x 2.97m)

Radiator. UPVC double glazed window to rear. Wall mounted gas boiler.

Outside

Views of surrounding countryside. Rear access. Garden shed. Patio. Green house.





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