



9 Albert Street, Aberdare, CF44 7EP
£84,950

Manning
Estate Agents
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*NO CHAIN * 3 BEDROOMS * * TWO RECEPTION ROOMS* GAS CENTRAL HEATING* UPVC DOUBLE GLAZED WINDOWS* WITHIN WALKING DISTANCE OF TOWN CENTRE* We are pleased to offer for sale this 3 bedroom mid terrace property comprising sitting room, lounge, fitted kitchen to ground floor, 3 bedrooms and bathroom to first floor. Benefits include gas central heating and double glazing. Small rear patio

£84,950



Hallway

UPVC front door. Radiator. Tiled floor. Stairs to first floor.

Front Sitting Room

8'11" x 12'06" max (2.72m x 3.81m max)

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

Lounge

13'05" x 11'06" (4.09m x 3.51m)

Carpet to floor. Radiator. X 2. Under stairs storage cupboard. Gas fire with surround.

Kitchen

12'10" x 8'05" (3.91m x 2.57m)

Tiled floor. Radiator. UPVC double glazed window and door to rear. Wall and base units. Stainless steel sink. Extractor hood. Provision for washing machine. Cooking by gas.

Landing

Bedroom 1

10'11" x 9'08" (3.33m x 2.95m)

Radiator. Carpet to floor. Fitted wardrobes. UPVC double glazed window to front.

Bedroom 2

10'09" x 11'04" (3.28m x 3.45m)

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

Bedroom 3

5'09" x 9'09" max 6'11" min (1.75m x 2.97m max 2.11m min)

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

Bathroom

6'01" x 8'04" (1.85m x 2.54m)

UPVC double glazed window to rear. Tiled floor. Shower cubicle. Bath. W.C. Wash hand basin. Heated towel rail.

Outside

Rear courtyard.





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.

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