



4 Clive Place, Aberdare, CF44 8PF
£85,000

Manning
Estate Agents
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We are pleased to offer for sale this modernised 2 bedroom middle of terrace cottage situated in sought after residential location within easy walking distance of local shops, Aberdare Park and local schools. The property has the benefit of 2 reception rooms, fitted kitchen/diner, bathroom, 2 upstairs bedrooms. Gas central heating. Upvc double glazed windows. Good size rear garden with 3 storage sheds.

£85,000



Lounge

11'3 x 14 (3.43m x 0.36m)
Upvc double glazed window to front aspect. Stairs to first floor. Feature fire surround. Stairs to first floor. Laminated floor.

Sitting room

7'4 x 14' (2.24m x 4.27m)
Radiator. Upvc double glazed window to front aspect.

Fitted kitchen/diner

10'8' x 13'5' (3.25m x 4.09m)
With a modern range of wall and base units. Cooking is by electric. Radiator. Tiled floor. Tiled splash backs. Sink unit. Upvc double glazed window overlooking rear garden. Upvc double door to rear garden.

Bathroom

7'9' x 5'8 (2.36m x 1.73m)
With modern suite in white comprising bath, wash hand basin and w.c., Upvc double glazed window to rear aspect. Tiled floor. Tiled walls. Radiator.

Landing

Bedroom 1

8' x 14' (2.44m x 4.27m)
Upvc double glazed window to front aspect. Radiator. Wall mounted gas boiler serving hot water and heating system.

Bedroom 2

7'5' x 13'10 (2.26m x 4.22m)
Upvc double glazed window to front aspect. Radiator.

Outside

Good size attractive enclosed rear garden with hedgerow and trees. Laid to lawn with 3 garden storage sheds.





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The Property Misdescription Act 1991

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