



11 Brynmair Road, Aberdare, CF44 6LR
Offers in the region of £94,950

Manning
Estate Agents
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****OFFERS INVITED** ** IDEAL FIRST TIME BUY ** ** EXCEPTIONALLY WELL PRESENTED MODERNISED FAMILY HOUSE ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** ENTRANCE HALL ** DOWNSTAIRS W.C., **LOUNGE/DINER ** BASEMENT FITTED KITCHEN/ SITTING AREA ** LANDING ** UPSTAIRS MODERN BATHROOM ** 2 BEDROOMS ** ATTIC ROOM ** REAR GARDEN WITH GOOD SIZE GARAGE REMOTE CONTROL UP AND OVER DOOR ** GARDEN WITH COVERED PATIO AND LAWN ENJOYING VIEWS TO REAR ASPECT ****

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Hallway

Radiator. Stairs to first floor. UPVC front door.

Lounge/Diner

14'03" x 20'11" (4.34m x 6.38m)

UPVC double glazed window to rear. Laminate flooring. Electric fire with wood surround. UPVC double glazed window to front. Radiator x 2.

Landing

Radiator, stairs to attic room. UPVC double glazed window to front.

Bathroom

6'05" x 8'02" (1.96m x 2.49m)

Modern suite in White suite comprising W.C. Wash hand basin. Bath with shower over and screen. UPVC double glazed window to rear. Radiator.

Bedroom 1

12'00" x 12'04" (3.66m x 3.76m)

Radiator. UPVC double glazed window to front.

Bedroom 2

11'07" x 8'03" (3.53m x 2.51m)

UPVC double glazed window to rear. Radiator.

2nd landing

Storage cupboard.

Attic Room

12'04" x 10'09" (3.76m x 3.28m)

Radiator. Velux window. Built in cupboard.

Basement

Kitchen

17'10" x 10'10" min 20'03" max L Shaped (5.44m x 3.30m min 6.17m max LShaped)

Tiled floor. Stainless steel sink. Wall mounted gas combi boiler. With a modern range of wall and base units. Gas oven and hob. Extractor hood. Provision for washing machine. Radiator. Double glazed window and door to rear. Tiled splash backs.

Outside

Rear garden laid to lawn with covered patio. Good size garage to rear.

Garage

Remote control garage door.





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

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