



16 Belmont Terrace, Aberdare, CF44 6UW  
£184,950

**Manning**  
Estate Agents  
01685 878000

\*\* WELL PRESENTED 4 BEDROOM SEMI-DETACHED FAMILY HOUSE \*\* EXCELLENT SPACIOUS ACCOMMODATION \*\* FRONT AND REAR GARDENS  
\*\* DOWNSTAIRS SHOWER ROOM UPSTAIRS MODERN BATHROOM \*\* ENTRANCE HALL\*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\* GOOD SIZE  
UTILITY ROOM \*\* SHOWER ROOM AND TOILET \*\* LANDING 4 BEDROOMS \*\* MAIN BATHROOM \*\* STAIRS TO ATTIC \*\* GAS CENTRAL  
HEATING \*\* DOUBLE GLAZED WINDOWS \*\* EARLY VIEWING HIGHLY RECOMMENDED \*\*

£184,950



### Entrance Porch

UPVC double glazed front door.

### Entrance hall

Stairs to first floor. Original tiled floor. Radiator.

### Lounge/diner

11'07" min 12'10" max x 26'07" (3.53m min 3.91m max x 8.10m)

UPVC double glazed bay window to front and patio doors to rear garden. Modern fire surround with electric fire. Radiator x 2. Carpet to floor.

### Fitted kitchen

13'07" x 11'00" (4.14m x 3.35m)

With a modern range of wall and base units incorporating range cooker, Belfast sink unit. Electric

oven and hob. Tiled floor. Tiled splash backs. UPVC double glazed window to side. Radiator.

### Utility Room

7'10" x 10'08" (2.39m x 3.25m)

UPVC double glazed window to side. Stainless steel sink. Provision for washing machine and tumble dryer. Wall and base units. Tiled floor.

### Shower Room

4'10" x 10'07" (1.47m x 3.23m)

Tiled walls and floor. Wash hand basin. W.C. UPVC double glazed window to rear. Radiator.

### Landing

Fixed stairs to attic.

### Bedroom 1

10'10" x 15'09" max 13'00" min (3.30m x 4.80m max 3.96m min)

UPVC double glazed window to rear. Fitted wardrobe with mirror front. Radiator. Laminate flooring.

### Bathroom

Wash hand basin with vanity unit. Bath with shower and screen. W.C. UPVC double glazed window to side. Radiator. Tiled floor. And tiled splash backs.

### Bedroom 2

12'00" x 10'10" (3.66m x 3.30m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3

12'03" x 10'11" (3.73m x 3.33m)

Laminate flooring. Radiator. UPVC double glazed window to front.

### Bedroom 4

6'10" x 9'03" (2.08m x 2.82m)

Radiator. UPVC double glazed window to front.

### Attic Room

9'11" x 15'00" (3.02m x 4.57m)

Radiator. UPVC double glazed velux window. Eaves storage. Access to loft with light. Built in wardrobe.

### Outside

Front garden laid to gravel with side access to enclosed rear garden paved patio area and artificial grass and gravelled borders. Outside garden storage shed.





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