



29 The Walk, Aberdare, CF44 0RQ
£149,995

Manning
Estate Agents
01685 878000

- ** SUPERB PLOT WITH PANORAMIC VIEWS **
- ** ENTRY FROM THE WALK **
- ** RARE OPPORTUNITY **
- ** FULL PLANNING PERMISSION FOR SPACIOUS DETACHED HOUSE **
- ** LEVEL SITE **
- ** MUCH SOUGHT AFTER VILLAGE LOCATION **
- ** INDIVIDUALLY ARCHITECTURALLY DESIGNED **
- ** IMAGE FOR MARKETING PURPOSES **
- ** SMALL RESIDENTIAL DEVELOPMENT OF DETACHED HOUSES **
- ** WALKING DISTANCE OF ABERDARE GOLF CLUB AND LOCAL SCHOOLS **
- ** APPROX 15 MINUTES WALK OF RAILWAY STATION AND TOWN CENTRE **
- ** ANY MEASUREMENTS PROVIDED ARE NOT TO SCALE AND SHOULD NOT BE RELIED ON **

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GROUND FLOOR
LIVING 12'0" x 12'0"
KITCHEN 10'0" x 10'0"
DINING 10'0" x 10'0"
BATH 5'0" x 6'0"
HALL 4'0" x 4'0"
GARDEN 10'0" x 10'0"
TOTAL 51'0" x 38'0"



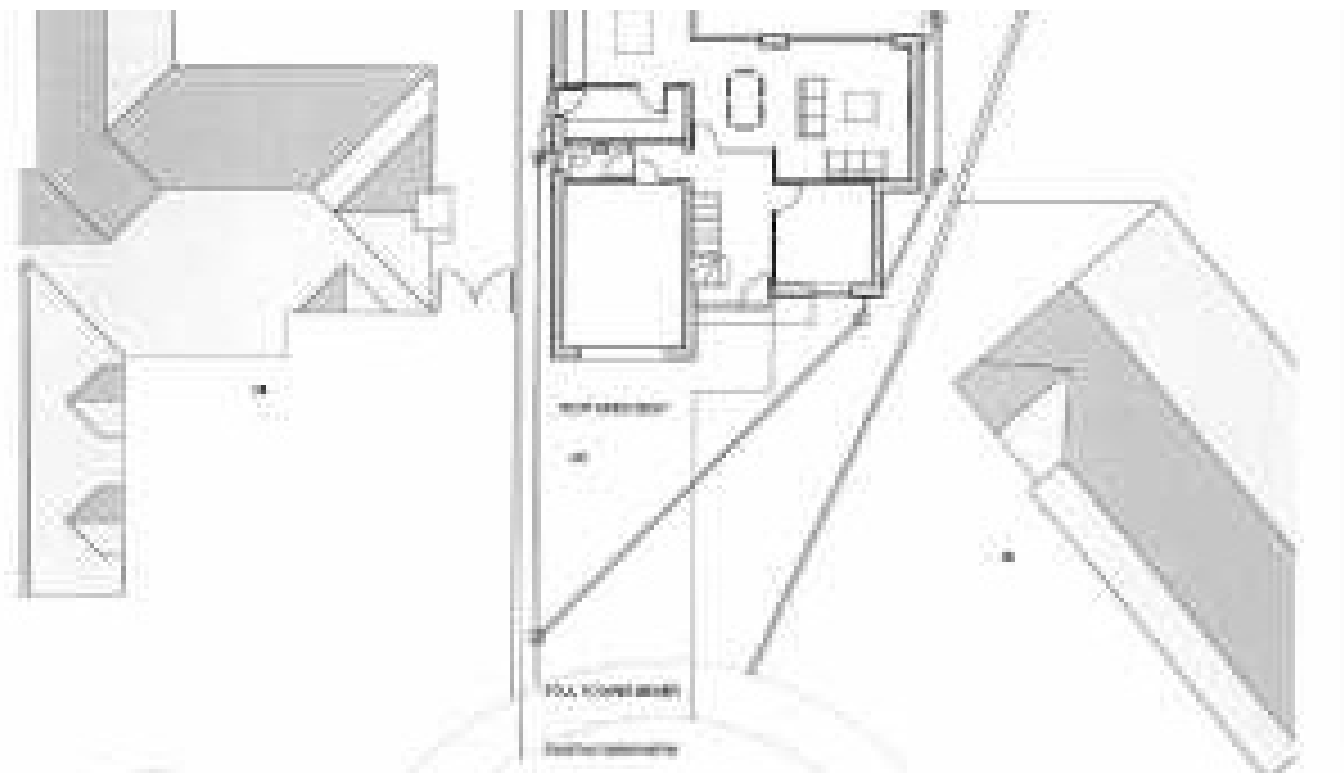
FIRST FLOOR PLAN

BEDROOM 1 12'0" x 12'0"
BATHROOM 5'0" x 6'0"
HALL 4'0" x 4'0"
GARDEN 10'0" x 10'0"
TOTAL 28'0" x 22'0"



MEASUREMENTS

ANY MEASUREMENTS PROVIDED ARE NOT TO SCALE AND SHOULD NOT BE RELIED ON. ANY PROSPECTIVE BUYERS SHOULD SATISFY THEMSELVES WITH REGARDS TO MEASUREMENTS.





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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