



6 Station Place, Aberdare, CF44 9AA

£84,500

**Manning**  
Estate Agents  
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\*\*IDEAL FIRST TIME BUY \*\* \*\* 2 BEDROOM END OF TERRACE COTTAGE \*\* MODERNISED AND IMPROVED \*\* UPVC DOUBLE GLAZED WINDOWS AND DOORS  
\*\* GAS CENTRAL HEATING \*\* GOOD SIZE REAR GARDEN \*\* SIDE ACCESS \*\* LOUNGE/FITTED KITCHEN \*\* MODERN BATHROOM \*\* 2 BEDROOMS \*\* GOOD  
SIZE REAR GARDEN \*\*

Situated close to the village of Trecynon and within easy walking distance of Aberdare park and local schools. Bus stop situated opposite the property.

£84,500



### Lounge/Kitchen

11'04" x 19'09" (3.45m x 6.02m)

UPVC double glazed window and door to front. Radiator x 2. Laminate flooring. Modern high gloss wall and base units. Stainless steel sink. Electric oven and hob. Extractor hood. UPVC double glazed window to side.

### Inner Porch

UPVC double glazed window to rear. Gas combi boiler in cupboard. Stairs to first floor.

### Bathroom

Modern suite in white comprising W.C. Bath with shower over and screen. Vanity unit. Tiled floor. Tiled walls. Heated towel rail.

### Landing

### Bedroom 1

11'06" x 9'02" (3.51m x 2.79m)

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

### Bedroom 2

8'07" x 10'01" (2.62m x 3.07m)

Radiator. UPVC double glazed window to rear.

### Outside

Good size rear garden with gravelled paths, decked seating area. Side access. Right of way to rear.







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The Property Misdescription Act 1991

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