



87 Jubilee Road, Aberdare, CF44 6DE

£89,995

**Manning**  
Estate Agents  
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\*\* RETAIL AND RESIDENTIAL FREEHOLD PREMISES \*\* WELL PRESENTED RENOVATED TWO STOREY PROPERTY \*\* POPULAR GROUND FLOOR COFFEE SHOP\*\* FIRST FLOOR 2 BEDROOM APARTMENT \*\* BUSY MAIN ROAD LOCATION THROUGH THE VILLAGE OF GODREAMAN/ABERAMAN \*\*ALL MAIN SERVICES CONNECTED \*\* SHOP FRONT \*\* REAR SEATING AREA \*\* 2 TOILETS \*\* UPSTAIRS 2 BEDROOM FLAT \*\* LOUNGE \*\* KITCHEN \*\* BATHROOM \*\* IDEAL INVESTMENT BUY \*\* FIXTURES AND FITTINGS NOT INCLUDED BUT CAN BE NEGOTIATED SEPARATELY\*\*

Manning estate agents are pleased to offer for sale this modernised and improved end of terrace freehold premises tastefully renovated situated in the busy village of Godreaman/Aberaman.

£89,995





### Entrance porch

With access to upstairs accommodation and door to Coffee Shop. Aluminium front door

### Shop (Front)

With access directly off Jubilee Road. Modern display shop frontage. Altro Flooring. Radiator x 2. Provision for Stainless steel sink, food preparation sink and hand wash sink unit.

### Rear seating area

Fire exit. Radiator x 2. Carpet to floor. UPVC double glazed window to rear.

### Boiler Room

Wall mounted combination Vaillant Gas boiler serving hot water and heating system first floor and ground floor.

### Staff W.C

Wash hand basin. W.C. UPVC double glazed window to rear. Hand dryer.

### Unisex toilet suitable for disabled

Modern suite in white. Tiled walls. Wash hand basin. W.C. Hand soap. Hand dryer. Altro non slip commercial flooring

### Upstairs living accommodation

#### Lounge

12'03" x 11'03" (3.73m x 3.43m)

Radiator. Carpet to floor. UPVC double glazed window to rear. Stairs from ground floor.

#### Bedroom 1

9'09" x 9'01" (2.97m x 2.77m)

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

#### Bedroom 2

9'09" x 6'03" (2.97m x 1.91m)

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

#### Kitchen

9'00" x 8'05" max 7'00" min (2.74m x 2.57m max 2.13m min)

With a range of modern wall and base unit. Vinyl flooring. UPVC double glazed window to side. Gas hob. Electric oven. Extractor hood. Stainless steel sink. Provision for washing machine. Wall mounted gas boiler.

#### Bathroom

5'08" x 5'09" (1.73m x 1.75m)

Vinyl flooring. UPVC double glazed window to rear. Heated towel rail. Modern suite in white comprising wash hand basin. Bath with shower over and screen.

#### Separate WC

Low level W.C. Vinyl flooring.

### VIEWING

PLEASE NOT VIEWING IS STRICTLY BY APPOINTMENT ONLY





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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