



67 Regent Street, Aberdare, CF44 6ET  
£74,995

**Manning**  
Estate Agents  
01685 878000

- \*\* NO ONWARD CHAIN
- \*\*SPACIOUS 3 BEDROOM TERRACED HOUSE \*\*
- \*\* 2 RECEPTION ROOMS\*\*
- \*\* FITTED KITCHEN\*\*
- \*\*DOWNSTAIRS BATHROOM \*\*
- \*\* GAS CENTRAL HEATING\*\*
- \*\* UPVC DOUBLE GLAZED WINDOWS\*\*
- \*\* EXCELENT SIZE GARDEN WITH SHARED SIDE ACCESS \*\*

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**Entrance porch**  
6'1 x 3'10 (1.85m x 1.17m)  
Upvc double glazed front door.

**Sitting room**  
10'7' x 13'4'min 20'8 max L shaped  
(3.23m x 4.06m 6.30m max Lshaped)  
Stairs to first floor. Upvc double glazed window to front aspect. Gas fire. Radiator.

**Fitted kitchen**  
10'5 x 8'5' (3.18m x 2.57m)  
Modern fitted kitchen with a range of wall and base units. Stainless steel sink unit. Gas hob and electric oven. Two upvc double glazed windows to rear aspect. Tiled floor. Provision for plumbed in wash machine.

**Bathroom**  
4'1' x 7'2' (1.24m x 2.18m)  
With bath wash hand basin and w.c., upvc double glazed window to rear aspect. shower over bath. radiator.

**Lounge/diner**  
10'5 x 20'7' (3.18m x 6.27m)  
Modern coal affect gas fire with modern surround. Upvc double glazed window to front aspect.

**Spacious landing**  
With a range of fitted cupboards housing gas boiler.

**Bedroom 1**  
8'8' x 14'4' (2.64m x 4.37m)  
With radiator. Upvc double glazed window to ffront aspect.

**Bedroom 2**  
12'6' x 9'6' (3.81m x 2.90m)  
Radiator. Upvc double glazed window to fornt aspect. Fitted wardrobes.

**Bedroom 3**  
6'3 x 9'2' (1.91m x 2.79m)  
Upvc double glazed window to rear aspect. No radiator.

**Outside**  
Excellent size rear garden mainly laid to lawn.





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The Property Misdescription Act 1991

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