



22 Tir Founder Fields, Aberdare, CF44 0DT
£172,500

Manning
Estate Agents
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- ** IDEAL FIRST TIME BUY **
- ** WELL PRESENTED SPACIOUS 4 BEDROOM SEMI-DETACHED **
- ** SOUGHT AFTER RESIDENTIAL LOCATION **
- ** DOWNSTAIRS CLOAKROOM **
- ** MODERN FITTED KITCHEN/DINER **
- ** LOUNGE ** GAS CENTRAL HEATING **
- ** UPVC DOUBLE GLAZED WINDOWS **
- ** EXCELLENT SPACIOUS MASTER BEDROOM WITH EN-SUITE **
- ** FAMILY BATHROOM **
- ** GOOD SIZE ENCLOSED GARDEN**
- ** GARAGE WITH DRIVEWAY FOR 2 CARS **
- ** VIEWING HIGHLY RECOMMENDED **

£172,500



HALLWAY

Under storage cupboard. Built-in storage drawers in stairs. Wood affect flooring. Composite front door. Stairs to first floor.

Cloakroom

Radiator. Wash hand basin. Upvc double glazed window to front aspect.

Fitted kitchen/diner

Tiled floor, Modern range of wall and base incorporating stainless steel sink unit. Tiled splash back areas. Radiator. Gas hob. electric oven. Extractor hood. Provision for plumbed in washing machine. Upvc double glazed window to front aspect. Space for fridge/freezer.

Spacious lounge

Upvc double glazed window to front and patio doors to rear aspect. Two radiators. Carpet to floor.

Landing

Airing cupboard with fitted shelving. Carpet to floor. Stairs to 2nd floor bedroom and en-suite.

Bathroom

With suite in white comprising bath, wash hand basin and w.c., radiator. Upvc double glazed window to front aspect. Tiled splash back areas.

Bedroom 1

Radiator. Upvc double glazed window to front aspect. Carpet to floor.

Bedroom 2

Radiator. Upvc double glazed window to rear aspect. Carpet to floor.

Bedroom 3

Upvc double glazed window to rear aspect. Radiator. Carpet to floor.

2nd floor bedroom 4

Upvc double glazed window to front aspect and velux to rear aspect. Two radiators. Carpet to floor. Storage cupboard housing wall mounted gas boiler serving hot water and heating system.

En-suite shower room

With modern suite in white with shower cubicle. Upvc double glazed window to rear aspect. Wash hand basin and w.c., tiled splash back areas. Radiator.

Outside

Good size rear garden with two patio seating areas separated by a gravelled path. Entrance drive with ample off road parking and garage with up and over door, power and light connected. Outside tap, side access.





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