



12 Margaret Street, Aberdare, CF44 8NB  
£104,995

**Manning**  
Estate Agents  
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- \*\* EXCELLENT SOUGHT AFTER LOCATION \*\*
- \*\* SPACIOUS END OF TERRACE 3 BEDROOM HOUSE \*\*
- \*\* MODERNISED AND IMPROVED \*\*
- \*\* IDEAL FIRST TIME BUY \*\*
- \*\* 2 RECEPTION ROOMS \*\*
- \*\* UPSTAIRS MODERN BATHROOM \*\*
- \*\* MODERN FITTED KITCHEN \*\*
- \*\* ENCLOSED PATIO GARDEN \*\*
- \*\* GAS CENTRAL HEATING \*\*
- \*\* UPVC DOUBLE GLAZED WINDOWS \*\*
- \*\* REAR PATIO GARDEN \*\*

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## ENTRANCE HALL

Stairs to first floor. Upvc double glazed front door.

## Lounge

15'3" x 11'10" (4.65m x 3.61m)

Upvc double glazed window to front and side aspect. Radiator.

## Dining room

7'3" x 15'8" (2.21m x 4.78m)

Upvc double glazed window to front aspect. Understairs spacious storage cupboard. Radiator.

## Fitted kitchen

7'3" x 16'1" (2.21m x 4.90m)

With a modern range of wall and base units incorporating stainless steel sink unit, gas hob and

electric oven. Extractor hood. integrated dish washer. Laminated floor. Tiled splash backs, Provision for plumbed in washing machine. Radiator. Combi Gas boiler serving hot water and heating system. Upvc window and door to rear garden.

## Landing

Storage cupboard with fitted shelves

## Bedroom 1

11'10" x 15'4" (3.61m x 4.67m)

Upvc double glazed window to front and side aspect. radiator.

## Bedroom 2

7'5" min 10'6" max x 12'5" (2.26m min 3.20m max x 3.78m)

With upvc double glazed window to front aspect. Radiator.

## Bedroom 3

7'3" x 7'4" (2.21m x 2.24m)

Upvc double glazed window to rear aspect. Radiator.

## Bathroom

9'5" x 4'9" (2.87m x 1.45m)

With modern suite in white comprising, bath, wash hand basin and w.c., shower over bath. Tiled splash back areas.

## Outside

Enclosed rear patio garden with gravelled level seating area.





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The Property Misdescription Act 1991

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