



53 Aberdare Road, Aberdare, CF44 0PG
£129,500

Manning
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** SEMI-DETACHED HOUSE WITH SIDE AND REAR ACCESS TO GARAGE** ** SPACIOUS 3 DOUBLE BEDROOM FAMILY HOME ** ELEVATED POSITION ** FORECOURT AND REAR GARDEN WITH GARAGE ** 2 RECEPTION ROOMS ** FITTED KITCHEN ** LEAN-TO KITCHENETTE ** MODERN BATHROOM WITH SEPARATE W.C., ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS **

We are pleased to offer for sale this 3 bedroom semi detached family house in need of updating situated in a sought after location within walking distance of local amenities and schools.

£129,500



Porch

Upvc double glazed front door. Tiled floor.

Entrance hall

Radiator. Stairs to first floor

Front Lounge

9'4 x 11'11 (2.84m x 3.63m)

Attractive fire surround. Radiator. UPVC double glazed window to front.

Middle room

11'3 x 11'11 (3.43m x 3.63m)

Radiator. Feature fire surround with modern electric fire. Wooden internal window. UPVC double glazing to side.

Fitted Kitchen

9'6 x 9'8 (2.90m x 2.95m)

With modern wall and base units. Radiator. Under stairs storage. Rayburn stove (not operating). Window to side.

Bathroom

Modern suite comprising white bath and wash hand basin. Radiator. Part tiled. UPVC double glazed window to rear.

Separate WC

6'1 x 6'6 (1.85m x 1.98m)

Radiator. Combi gas boiler serving hot water and heating system. UPVC double glazed window to side aspect.. Radiator.

Lean to kitchenette

6' x 9'8 (1.83m x 2.95m)

Stainless steel sink. Upvc double glazed Patio doors. Cooking by gas. Tiled splash backs and tiled floor. Radiator.

Landing

Radiator.

Bedroom 1

9'8 x 10' (2.95m x 3.05m)

Radiator. Original Cast iron fireplace,. UPVC double glazed window to rear. Carpet to floor

Bedroom 2

11' x 9'8 (3.35m x 2.95m)

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

Bedroom 3

14'11 x 10'9 (4.55m x 3.28m)

Radiator. 2 x UPVC double glazing to front aspect. Carpet to floor.

Outside

Forecourt garden with side access to paved patio. Steps up to further gravelled garden with rear access and Garage with up and over door.





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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