



1 Brynderwen Villas, Aberdare, CF44 9AD

£174,500

Manning
Estate Agents
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** IDEAL FIRST TIME BUY ** ** WELL PRESENTED SPACIOUS 3 BEDROOM, 2 RECEPTION ROOM SEMI-DETACHED FAMILY HOUSE ** PLEASANTLY SITED IN ELEVATED POSITION IN POPULAR LOCATION** WITHIN WALKING DISTANCE OF LOCAL AMENITIES, ABERDARE PARK AND LOCAL SCHOOLS ** OFF ROAD PARKING AND GARAGE ** UPVC DOUBLE GLAZED WINDOWS ** MODERN FITTED KITCHEN ** DOWNSTAIRS MODERN SHOWER ROOM ** UPSTAIRS BATHROOM ** GOOD SIZE GARDENS LAID TO LAWN AND LARGE PAVED PATIO TO THE SIDE **

£174,500



Entrance hall

Stairs to first floor. Upvc double glazed front door. Radiator and cover. Laminated floor.

Lounge/diner

22' x 13'1" (6.71m x 3.99m)

Double glazed window to front and rear aspect. Laminated floor. Feature fire with floating shelf and tiled hearth. Radiator. Alcove fitted shelves.

Study/sitting room

8'8" x 10' (2.64m x 3.05m)

Upvc double glazed patio doors to rear aspect. Radiator. Understairs storage cupboard. Laminated floor.

Downstairs w.c., and shower

9' x 4' (2.74m x 1.22m)

Modern suite with part tiled walls. Vanity wash hand basin with bowl sink. W.C., shower enclosure. Upvc double glazed window to rear aspect. Chrome heated towel rail. Sensor light fitted wall mirror.

Fitted kitchen/breakfast area

9'6" x 15'5" (2.90m x 4.70m)

With a range of modern wall and base units incorporating breakfast bar, stainless steel sink unit, provision for plumbed in washing machine, range cooker with extractor hood. Upvc double glazed windows to front and side aspect. Tiled splash back areas. Door to rear garden.

Landing

5'4" x 14'4" (1.63m x 4.37m)

Upvc double glazed window to rear aspect. Radiator.

Bedroom 1

15'5" x 9'1" (4.70m x 2.77m)

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

Bedroom 2

11'1" x 10'7" into bed x 7'9" (3.38m x 3.23m into bed x 2.36m)

Upvc double glazed window to rear aspect. Radiator. Built-in cabin bed. Fitted double cupboard with gas boiler serving hot water and heating system.

Bedroom 3

7'1" x 7'2" (2.16m x 2.18m)

Upvc double glazed window to front aspect. Radiator. Laminated floor. Fitted bed and storage.

Modern Bathroom

8'7" x 7'1" (2.62m x 2.16m)

With modern suite comprising bath, wash hand basin and w.c., in white. Part tiled walls. Radiator. Upvc double glazed window to front aspect.

Outside

Driveway with off road parking and garage. Steps up to excellent size wrap around paved patio and enclosed lawned gardens.

Garage

With up and over door. Power and light connected.





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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