



35 Cenarth Drive, Aberdare, CF44 0NH
£244,995

Manning
Estate Agents
01685 878000

** NO CHAIN** ELEVATED POSITION ENJOYING FABULOUS VIEWS ** EXCELLENT SIZE LEVEL GARDENS ** WELL PRESENTED MODERN 3 BEDROOM DETACHED BUNGALOW ** EXCELLENT WELL PROPORTIONED ROOMS ** ENTRANCE HALL ** FITTED KITCHEN/DINER** SPACIOUS LOUNGE ** CONSERVATORY** BATHROOM ** 3 BEDROOMS ** ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING TO GARAGE ** GAS CENTRAL HEATING ** UPVCC DOUBLE GLAZED WINDOWS ** ALARM SYSTEM ** EARLY VIEWING HIGHLY RECOMMENDED **

We are pleased to offer for sale this excellent size well presented modern detached bungalow enjoying great views over the valley. Situated in a much sought after location within access of local amenities, schools and country walks

£244,995



Entrance Hall

Upvc double glazed front door. Radiator x 2. Airing cupboard with light, Combi Gas boiler and radiator.

Lounge

14'4 x 12'6' (4.37m x 3.81m)

Upvc double glazed sliding patio doors. Modern gas fire with fire surround (not in use) Carpet to floor. Radiator.

Conservatory

9'4 x 11'3' (2.84m x 3.43m)

Upvc double glazed windows and patio doors. Power and light. Enjoying great views.

Fitted kitchen/dining room

22'7' x 10' (6.88m x 3.05m)

With a modern range of wall and base units incorporating stainless steel sink unit, cooking is by electric, provision for plumbed in washing machine, tumble dryer, fridge and dishwasher and fridge freezer. Tiled splash back areas. Upvc double glazed window to rear aspect. Radiator.

Bathroom

8'9 x 8' (2.67m x 2.44m)

With full suite in white comprising bath, wash hand basin and w.c., shower cubicle. Tiled walls. Upvc double glazed window to side aspect. Radiator.

Bedroom 1

11'2' x 12'3' (3.40m x 3.73m)

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

Bedroom 2

9' x 13'2' (2.74m x 4.01m)

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

Bedroom 3

9'4 x 11'2' (2.84m x 3.40m)

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

Outside

Front garden laid to lawn with dual access to rear garden. Entrance drive with off road parking for multiple vehicles. Excellent size enclosed to garden mainly laid to lawn with paved patio enjoying excellent views. Outside security lighting. Outside tap.

Garage

With remote control 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

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website