



21 Pinecroft Avenue, Aberdare, CF44 0HY
£159,950

Manning
Estate Agents
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** NO CHAIN ** SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE ** FRONT AND REAR GARDENS WITH RURAL VIEWS TO REAR ASPECT ** EXCELLENT SIZE GARAGE ** STUDY/SITTING ROOM ** LOUNGE/DINER ** FITTED KITCHEN ** 3 BEDROOMS ** UPSTAIRS BATHROOM ** OFF ROAD PARKING ** IDEAL FIRST TIME BUY **

We are pleased to offer for sale this spacious 3 bedroom family home situated in a much sought after location within walking distance of local schools, amenities and country walks. The property offers great size accommodation with front sitting room/study, lounge and dining room, fitted kitchen, upstairs modern bathroom and 3 bedrooms. Upvc double glazed windows and gas fired central heating.

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Hallway

UPVC double glazed door and window to front. Stairs. Radiator and coving. Under stairs storage.

Front study/Sitting room

9' x 10' (2.74m x 3.05m)

UPVC double glazed window to front. Radiator. Carpet.

Lounge/Diner

9'3 min 15'2 maz x 26'4 (2.82m min 4.62m maz x 8.03m)

Radiators x 3. Patio doors to rear garden.

Fitted Kitchen

9'5 x 10'9 (2.87m x 3.28m)

Tiled floor. Radiator. Modern Wall and base units. Stainless steel sink. UPVC double glazed window to

rear. Tiled splash back. Gas range cooker. Extractor hood. Integrated dishwasher.

Landing

Bedroom 1

9 x 12'2 (0.23m x 3.71m)

Laminated flooring. UPVC double glazed window to front. Fitted wardrobe.

Bedroom 2

8'2 x 10'10 (2.49m x 3.30m)

Laminated flooring. Radiator. UPVC double glazed window to rear.

Bedroom 3

6'8 x 7'10 (2.03m x 2.39m)

Laminated flooring. UPVC double glazed window to rear.

Bathroom

5'11 x 8'2 (1.80m x 2.49m)

With modern suite in white comprising Wash hand basin. WC. Bath. Tiled flooring and walls. Shower and screen. Chrome heated towel rail. Gas central heating Boiler in cupboard.

Garden

Front garden laid to gravel with entrance drive to Garage (25'10' x 8'3') Good size rear gardens laid to lawn enjoying pleasant views.

Garage

8'3 x 25'10 (2.51m x 7.87m)





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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