



Brynheulog Terrace, Aberdare, CF44 6EW
£109,995

Manning
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** SUBSTANTIAL DETACHED HOUSE **** FORMER SHOP WITH GREAT SIZE FAMILY LIVING ACCOMODATION** ENJOYING SUBERB VIEWS TO REAR ** GARAGE ** 3 FLOORS WITH 2 LARGE ATTIC ROOMS ** LOWER GROUND FLOOR LARGE FITTED KITHEN/DINER LIVING ROOM WITH ACCESS TO REAR GARDEN AND OUTBUILDINGS ** GROUND FLOOR ENTRANCE HALL ** LOUNGE ** CLOAKROOM** FORMER SHOP FRONT ** 1ST FLOOR 3 DOUBLE BEDROOMS AND BATHROOM** GAS CENTRAL HEATIING ** IDEAL INVESTMENT BUY **

£109,995



Entrance hall

Access to basement

Lounge

18'6" x 10'10" (5.64m x 3.30m)

Two windows to rear aspect. Two radiators.

Cloaks Area

With wash hand basin

Former shop room

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

Wooden shop front window and metal shutter

Lower ground floor

Fitted kitchen/diner and sitting area

17'10" x 17' max (5.44m x 5.18m max)

With a modern range of wall and base units, sink unit, gas hob and oven. Two radiators. Gas boiler serving hot water and heating system. Windows to rear aspect.

Porch

Door to rear garden. Wooden windows to rear aspect.

First floor

Bedroom 1

Radiator. Wooden window to rear aspect. Carpet to floor.

Bathroom

With modern suite in white comprising bath, wash hand basin and shower cubicle. window to rear aspect. Radiator.

Separate w.c.,

Bedroom 2

9'9" x 10'1" (2.97m x 3.07m)

Wooden window to front aspect. Carpet to floor. Radiator.

Bedroom 3

8'8" x 10'1" (2.64m x 3.07m)

2nd staircase to attic. Wooden window to front aspect. Carpet to floor. Radiator.

2nd floor landing

Carpet to floor. Ample eaves storage. Velux window. Radiator.

Attic room 1

9'1" x 19'2" (2.77m x 5.84m)

Two radiators. Eaves storage. Velux window x 2.

Attic room 2

Radiator. Velux window and eaves storage.

Outside

Rear access to garden artificial lawn and flower borders, outbuildings including outside toilet, storage shed and good size Garage with electric light and roller shutter door access from George Street.





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