



11 Brook Street, Aberdare, CF44 6YN
£74,950

Manning
Estate Agents
01685 878000

** NO CHAIN ** IDEAL INVESTMENT BUY ** SPACIOUS 2 BEDROOM TERRACED HOUSE ** ENTRANCE PORCH ** LOUNGE/DINER ** FITTED KITCHEN ** BATHROOM ** 2 DOUBLE BEDROOMS ** GOOD SIZE REAR GARDEN ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** SITUATED IN POPULAR LOCATION LOVER END OF BROOK STREET CLOSE TO LOCAL SCHOOLS AND AMENITIES **

£74,950



ENTRANCE HALLWAY

Laminated floor, understairs storage. Upvc double glazed door to front aspect.

LOUNGE

20'10 x 13'6' max 10'5' (6.35m x 4.11m max 3.18m)

Two radiators, Upvc double glazed window to front. Stairs to first floor.

KITCHEN

4.39m x 3.35m max 7'3"min (0.10m x 0.08m max 2.21m)

With wall and base units, radiator, tiled splash back areas. Upvc double glazed window to rear, one and a half bowl sink unit. Gas hob and oven with extractor hood. Gas boiler serving hot water and heating system.

INNER HALL

Upvc double glazed door to garden.

BATHROOM

With bath, wash hand basin and W.C. Tiled walls and floor, upvc double glazed window to rear, shower over bath.

LANDING

.

BEDROOM 1

4.37m x 2.84m (14'4" x 9'4")

Radiator, upvc double glazed window to front.

BEDROOM 2

3.35m x 3.33m (11'0" x 10'11")

Radiator, upvc double glazed window.

OUTSIDE

Rear paved patio and garden area.





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