



19 Mountain Road, Aberdare, CF44 6HS  
£70,000

**Manning**  
Estate Agents  
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\*\* NO ONWARD CHAIN \*\* SPACIOUS 2 BEDROOM HOUSE \*\* EXCELLENT SIZE LIVING ACCOMMODATION \*\* LOUNGE/DINER \*\* LARGE KITCHEN/DINER \*\* BATHROOM \*\* REAR GARDEN \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\*

Situated on the edge of the village of Cwmaman with local shops, schools and great country walks.

£70,000



### Porch

Upvc double glazed front door.

### Lounge/diner

20'1' x 14' (6.12m x 4.27m)

Two upvc double glazed windows to front aspect. radiator. Fireplace with electric fire insert. Stairs to first floor.

### Large fitted kitchen/diner

11'7' x 15'11' (3.53m x 4.85m)

With a modern range of wall and base units. Radiator. Upvc double glazed window to rear aspect. Wall mounted gas boiler serving hot water and heating system.

### Bathroom

5'8' x 11'8' (1.73m x 3.56m)

Modern suite comprising bath, wash hand basin and w.c., Upvc double glazed window to rear aspect.

### Landing

Radiator.

### Bedroom 1

10'10' x 13'10' (3.30m x 4.22m)

Radiator. Upvc double glazed window to front aspect.

### Bedroom 2

6'9' x 13'8' (2.06m x 4.17m)

Radiator. Upvc double glazed window to front aspect.

### Outside

Rear garden







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The Property Misdescription Act 1991

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