

# APEX APEX

ESTATE AGENTS



## **18 PENDARREN STREET, ABERDARE, CF44 7PE**

- LARGE BAY FRONTED TERRACE • SOUGHT AFTER LOCATION •
- OUTSKIRTS OF TOWN CENTRE • UPVC DOUBLE GLAZING • GAS
- CENTRAL HEATING • 2 RECEPTION ROOMS • 4 BEDROOMS, ATTIC
- ROOM • PRIVATE REAR GARDEN • REAR ACCESS • MUST BE SEEN •

**PRICE: £124,995**



3 MARKET STREET · ABERDARE · RHONDDA CYNON TAF · CF44 7DY · Tel: 01685 883163 · Fax: 01685 881072

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### DESCRIPTION

We are pleased to offer for sale this substantial bay fronted middle of terrace house located in a highly desirable street on the outskirts of Aberdare town centre. The property boasts uPVC double glazing, gas central heating, 4 bedrooms, attic room, 2 reception rooms and a enclosed private rear garden with rear access. The property has been modernised throughout and would

#### HALLWAY

Emulsion walls and ceiling, laminate floor, radiator, stairs to first floor.

#### BEDROOM 1 2.77 x 3.73 (9'1" x 12'3")

Emulsion walls and ceiling, fitted carpet, power points, radiator, built in wardrobes, window to front.

#### LOUNGE 3.69 x 3.69 (12'1" x 12'1")

Emulsion walls and ceiling, coving, fitted carpet, power points, radiator, original fireplace, bay fronted window.

#### BEDROOM 2 3.29 x 2.11 (10'10" x 6'11")

Emulsion walls and ceiling, fitted carpet, radiator, power points, window to rear.

#### SITTING ROOM 3.17 x 2.92 (10'5" x 9'7")

Emulsion walls and ceiling, fitted carpet, power points, radiator, window to rear.

#### BEDROOM 3 2.82 x 1.85 (9'3" x 6'1")

Emulsion walls and ceiling, radiator, power points, built in storage cupboard housing combi boiler, window and velux to side.

#### KITCHEN 4.38 x 2.63 (14'4" x 8'8")

Emulsion walls and ceiling, coving, laminate floor, power points, radiator French doors to side, fitted base and wall units in chrome with wood block work tops, electric hob and oven, laminate floor.

#### BATHROOM

3 piece roll top bath suite in white, separate shoer cubicle, emulsion walls and ceiling, tiled floor, tower radiator, radiator, window to rear.

#### UTILITY ROOM

Tiled floor and walls, emulsion ceiling, fitted base units in chrome with wood block work top, window to rear, door to side, plumbing for washer.

#### ATTIC ROOM 4.65 x 4.10 (15'3" x 13'5")

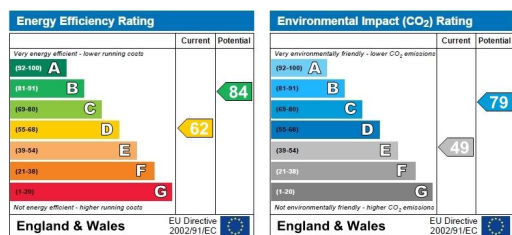
Emulsion walls and ceiling, fitted carpet, power points, radiator, 2 velux to rear, radiator, built in storage cupboard to the roof eves.

#### LANDING

Emulsion walls and ceiling, coving, fitted carpet, power points, smoke alarm.

#### GARDEN

Rear decked and chipped garden with artificial grass area, rear access and external wc.



#### MISDESCRIPTIONS ACT

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