

# FOR SALE



**DURBINS  
LEGAL ESTATES**

ESTATE AGENTS

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**Flat 3 Regent Court  
Aberaman, Aberdare CF44 6ET  
Chain Free £44,950**

**\*\* CASH ONLY\*\*** A ground floor, 2 bedroom apartment on the main bus route to Aberdare with local amenities nearby. The property does need updating throughout.

COMPRISING: Lounge; kitchen; bathroom; 2 bedrooms.

DURBINS LEGAL ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

## Flat 3 Regent Court, Aberaman, Aberdare CF44 6ET

### Hallway

Entrance via double glazed front door, wallpapered walls, textured ceiling.

### Lounge

20'2" x 11'5" (6.15m x 3.48m)



Upvc single glazed window to side, wallpapered walls, textured ceiling, radiator, open plan into kitchen.

### Kitchen

11'6" x 9'7" (3.51m x 2.92m)



Double glazed window to rear, stainless steel sink, boiler, radiator, vinyl floor.

### Bedroom 1

11'11" x 9'9" (3.63m x 2.97m)



Upvc single glazed window to front, wallpapered walls, textured ceiling, radiator.

### Bedroom 2

11'10" x 9'9" (3.61m x 2.97m)

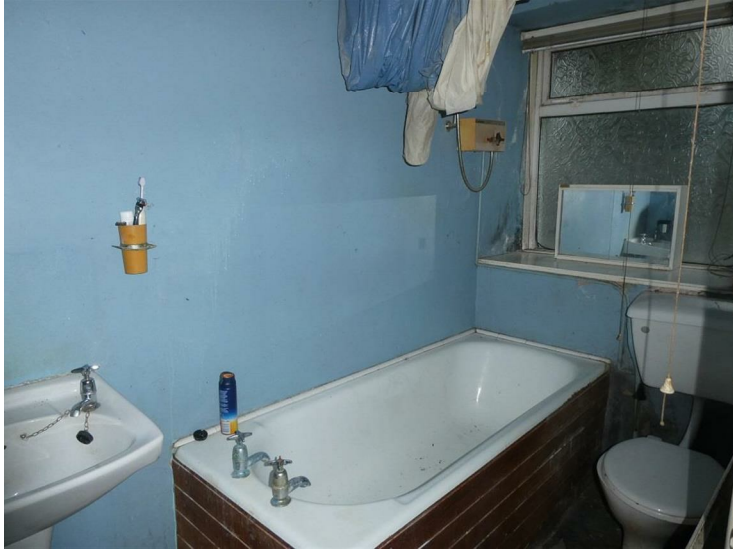


Upvc single glazed window to front, emulsion walls, textured ceiling, radiator.

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### Bathroom

8'7" x 4'7" (2.62m x 1.40m)



Wooden window, emulsion walls, radiator, w.c., wash hand basin, bath.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



