

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**21 Kendon Court
Hirwaun, Aberdare CF44 9SB
Chain Free £62,000**

A 2nd floor flat in a central village location with local amenities within easy reach. Access to the A465 to Merthyr Tydfil, Swansea and Brecon Beacons is nearby. The property benefits from 2 bedrooms and a parking area to the rear. 101 years remaining on lease.

COMPRISING: Hallway; lounge; kitchen; 2 bedrooms; bathroom; wet room.

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.

21 Kendon Court, Hirwaun, Aberdare CF44 9SB

Hallway

Entrance via Composite front door, textured ceiling, storage area, fitted carpet.

Lounge



Double glazed window to front, wallpapered walls, emulsion ceiling, coving, radiator, wooden fire surround housing electric fire, BT socket, fitted carpet.

Kitchen

11'6" x 7'5" (3.51m x 2.26m)



Double glazed window to rear, wallpapered ceiling, coving, fitted base and wall units, stainless steel sink, radiator, laminate floor.

Landing

Emulsion walls, textured ceiling, built-in cupboard housing combi boiler, walk-in storage cupboard, loft access, fitted carpet.

Bedroom 1

11'0" x 10'5" (3.35m x 3.18m)



Double glazed window to rear, emulsion walls, textured ceiling, radiator, fitted carpet, upvc fire exit door to rear.

Bedroom 2

10'9" x 6'1" (3.28m x 1.85m)



Double glazed window to front, emulsion walls, textured ceiling, radiator, laminate floor.

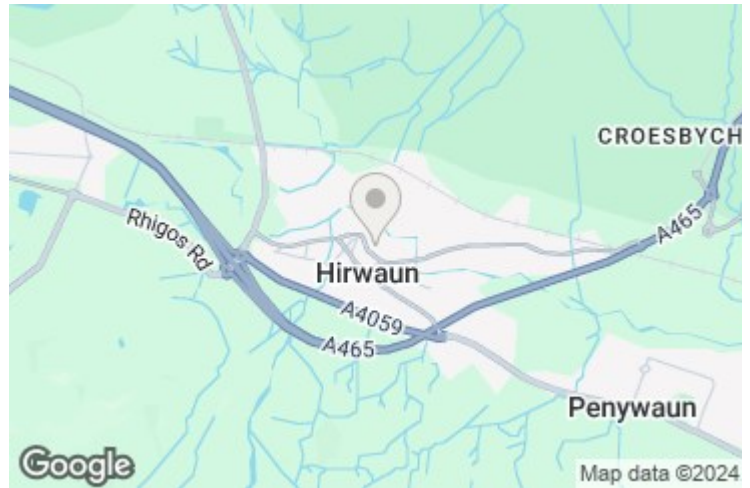
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Wet room

6'8" x 4'7" (2.03m x 1.40m)



Double glazed window, tiled walls, radiator, w.c., vanity unit housing wash hand basin, shower, non-slip flooring.



Outside



Communal area with washing line and storage area. Parking to the rear.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

