



Taff Vale Building
Aberdare, CF44 7ED
£77,950

**** TO BE SOLD WITH SITTING TENANT**** A first floor flat in Aberdare town centre with all its amenities, bus and train stations nearby. The building has an internal lift for access to each floor and every apartment has a parking space.

Rental Income £600pcm

COMPRISING: Hallway; open plan lounge/kitchen; 2 bedrooms; bathroom, balcony. (60.0m²)

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Hallway

Access via front door, emulsion walls and ceiling, coving, laminate floor.

Open plan lounge/kitchen

23'0" x 13'3" (7.01m x 4.04m)



Double glazed window, door onto balcony, emulsion walls and ceiling, coving, two radiators, BT socket, laminate floor.

Kitchen area



Range of base and wall units, stainless steel sink, tile splashbacks, built-in gas hob and electric oven, laminate floor.

Bedroom 1

13'0" x 8'1" (3.96m x 2.46m)



Double glazed window, emulsion walls and ceiling, coving, radiator, fitted carpet.

Bedroom 2

13'2" x 8'1" (4.01m x 2.46m)

Double glazed window, emulsion walls and ceiling, coving, radiator, fitted carpet.

Bathroom

10'7" x 6'0" (3.23m x 1.83m)



Tiled walls, heated towel rail, w.c., wash hand basin, bath, shower cubicle, extractor fan, tiled floor.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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