



9 Crown Row
Cwmbach, Aberdare CF44 0AT
Chain Free £79,995

****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** A mid terrace cottage in a popular village location with views across the valley from the front. The property is situated close to the main road and train stations, so ideal for the daily commute.

COMPRISING: Porch; lounge; kitchen; landing; 2 bedrooms; bathroom; front garden; rear yard.

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Porch

Entrance via double glazed front door, textured ceiling, cupboard housing meters, radiators, vinyl floor.

Lounge

14'10" x 13'2" (at widest) (4.52m x 4.01m (at widest))



Double glazed window to front, wallpapered walls, dado rail. textured ceiling, coving, fire surround housing electric fire, radiator, TV aerial, BT socket, understair storage, fitted carpet, stairs to first floor.

Kitchen

14'6" x 7'3" (4.42m x 2.21m)



Double glazed door and window to rear, range of base and wall units, stainless steel sink, tile splashbacks, built-in gas hob and electric oven, wall mounted boiler, radiator, tiled floor.

Landing

Wallpapered walls, textured ceiling, loft access, smoke alarm, fitted carpet.

Bedroom 1

11'7" x 9'9" (3.53m x 2.97m)



Double glazed window to front, wallpapered walls, textured ceiling, 2 built-in cupboards, radiator, laminate floor.

Bedroom 2

10'4" x 8'6" (3.15m x 2.59m)



Double glazed window to rear, wallpapered walls, textured ceiling, radiator, fitted carpet.

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Bathroom

7'1" x 5'6" (2.16m x 1.68m)



Double glazed window, tiled walls, radiator, w.c., wash hand basin, bath with shower overhead, laminate tiled floor.

Outside



Steps up to paved front garden, storage shed. Enclosed rear yard.

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			90
(81-91) B		73	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

