



15 Station Terrace, Mountain Ash, CF45 3SS  
£98,000

**Manning**  
Estate Agents  
01685 878000

Gloucester House, 29 Whitcombe Street, Aberdare CF44 7AU Tel: 01685 878000

[www.manningestateagents.co.uk](http://www.manningestateagents.co.uk)

**Manning**  
Estate Agents

\*\* NO ONWARD CHAIN \* SPACIOUS 3 BEDROOM MIDDLE OF TERRACE HOUSE \*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\* SHOWER ROOM/  
WETROOM \*\* OUTSIDE REAR GARDEN \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\*

£98,000



### Hallway

Double Glazed Upvc Front Door. Stairs to first floor.

### Lounge

12'3 X 20'10 (3.73m X 6.35m)

Fire Surround. Upvc D/Glazed window to front aspect. 2 Radiators. Laminated Flooring.

### Kitchen

11'1 X 8' (3.38m X 2.44m)

Fitted Kitchen. .Stainless steel sink. D/Glazed window to side aspect. D/Glazed door to rear aspect. Under stairs storage.

### Shower/Wet Room

6'3 X 5'7 (1.91m X 1.70m)

Double glazed UPVC window. Radiator. Tiled walls. W.c shower and wash hand basin

### Upstairs Bathroom

8' x11'5 (2.44m x 3.48m)

Airing Cupboard housing the Combi gas boiler. Modern suite comprising bath, wash hand basin and W.C.

### Bedroom 1

8'8 x11'2 (2.64m x 3.40m)

UPVC D/Glazed window to front aspect.

### Bedroom 2

9'3 x10'5 (2.82m x 3.18m)

UPVC D/Glazed window to rear aspect.

### Bedroom 3

7'2 x8' (2.18m x 2.44m)

UPVC D/Glazed window to front aspect.

### Garden





N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website