



40 George Street, Aberdare, CF44 6SH
£116,500

Manning
Estate Agents
01685 878000

** NO ONWARD CHAIN ** ** IDEAL FIRST TIME BUY ** SPACIOUS 3 BEDROOM TERRACED HOUSE ** WELL PRESENTED ** EXCELLENT SIZE GARAGE ** HALLWAY ** LOUNGE/DINER ** FITTED KITCHEN/DINER ** MODERN BATHROOM ** 3 BEDROOMS ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS ** REAR GARDEN **

Situated in popular street within walking distance of local schools and amenities.

£116,500



Entrance hall

Upvc double glazed front door. Radiator. Stairs to first floor.

Lounge/diner

20'9" x 11'9" (6.32m x 3.58m)

Upvc double glazed window to front aspect. Laminated floor. Radiator x 2

Fitted kitchen

16'2" x 8'7" (4.93m x 2.62m)

With a modern range of wall and base units. Electric hob and oven. Extractor hood. Sink unit. Dishwasher. Under stairs storage. Wall mounted gas boiler serving hot water and heating system.

Utility room

5' x 9' (1.52m x 2.74m)

Radiator. Provision for plumbed in washing machine.

Bathroom

5'6" x 8'6" (1.68m x 2.59m)

With modern suite in white comprising corner bath, wash hand basin and w.c., Upvc double glazed window to rear aspect. Radiator.

Spacious Landing

Radiator.

Bedroom 1

7'10" x 11'1" (2.39m x 3.38m)

Laminated floor. Radiator. Upvc double glazed window to front aspect.

Bedroom 2

9'4" x 9'5" (2.84m x 2.87m)

Upvc double glazed window to rear aspect. Laminated floor.

Bedroom 3

7' x 8' (2.13m x 2.44m)

Laminated floor. Radiator. Upvc double glazed window to front aspect.

Outside

Rear garden laid to patio

Garage

18'1" x 14'10" (5.51m x 4.52m)

Roller shutter doors. Power and light connected.





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