



## Dean Street

Aberdare, CF44 7BN

£99,995



- \*\* NO ONWARD CHAIN
- \*\* BUY TO LET OR FIRST TIME BUY
- \*\* 2 DOUBLE BEDROOM TERRACED HOUSE
- \*\* TOWN CENTRE LOCATION
- \*\* EXCELLENT SIZE LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- \*\* FITTED KITCHEN \*\* BATHROOM \*\* 2 DOUBLE BEDROOMS \*\* BASEMENT STORAGE SPACE
- \*\* COMBI GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS
- \*\* ENCLOSED PATIO GARDEN
- \*\* WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD
- \*\*COUNCIL TAX BAND A



### ENTRANCE PORCH

Composite front door. Meter cupboard.

### LOUNGE/DINER 11'6 max 8'4 min x 24'2 (3.51m max 2.54m min x 7.37m)

Upvc double glazed window to front aspect. Wood French doors to rear garden. Fire surround with electric fire insert. Door to Basement storage with gas boiler serving hot water and heating system.

### FITTED KITCHEN 7'10 x 10'10 (2.39m x 3.30m)

With a modern range of wall and base units incorporating stainless steel sink unit, electric cooker. Tiled splash back area. Upvc double glazed window to side aspect. Fridge/freezer to stay.

### REAR PORCH

Upvc double glazed door to rear garden. Storage cupboard with provision for plumbed in washing machine/tumble dryer to stay. Upvc double glazed window to rear aspect.

### BATHROOM 5' x 6'9 (1.52m x 2.06m)

With bath, wash hand basin and w.c., upvc double glazed window to rear aspect. Radiator. Tiled walls. Upvc double glazed window to rear aspect.

### LANDING

### BEDROOM 1 11'5 x 11'11 (3.48m x 3.63m)

With upvc double glazed window to front aspect. Carpet to floor. Radiator.

### BEDROOM 2 9'4 x 12' (2.84m x 3.66m)

Radiator. Upvc double glazed window to rear aspect. Storage cupboard.

### OUTSIDE

Enclosed paved garden with artificial grass area.

### Disclaimer

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The Property Misdescription Act 1991

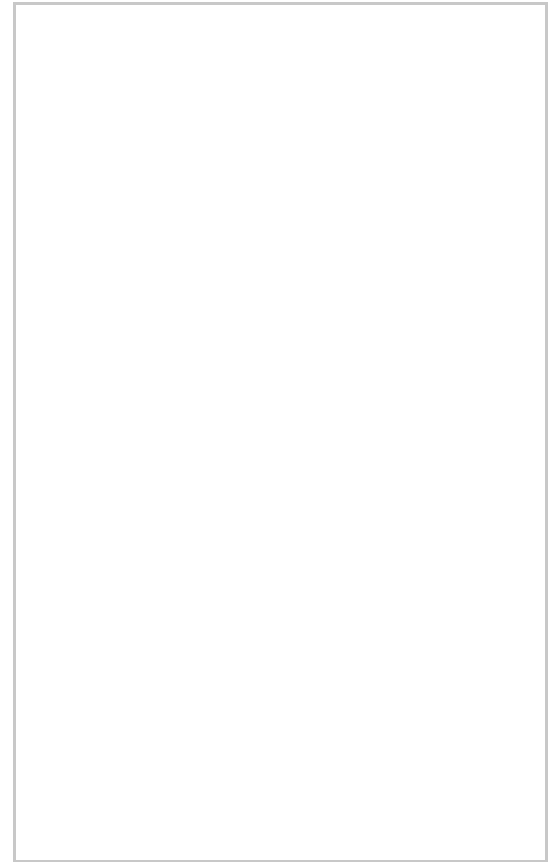
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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