



Cwrt Twyn Rhyd

Rhigos, Aberdare, CF44 9LX

£119,995



- ** NO ONWARD CHAIN
- ** IDEAL RENOVATION PROJECT WITH FURTHER UPDATING AND MODERISATION REQUIRED
- ** EXTENDED SPACIOUS 3 BEDROOM SEMI-DETACHED FAMILY HOUSE
- ** LARGE GARDENS
- ** ENTRANCE HALL, DOWNSTAIRS WET ROOM, 2 RECEPTION ROOMS, EXCELLENT SIZE KITCHEN/DINER
- ** LANDING 3 GOOD SIZE BEDROOMS, UPSTAIRS BATHROOM REQUIRES COMPLETION
- ** UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING (NOT TESTED)
- ** WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD

The property is located on the outskirts of the semi rural village of Rhigos close the A465 inter valley link road offering good access to Swansea, Merthyr Tydfil and Aberdare Town Centre. Within close proximity of local primary school, great forestry walks and mountain bike trails, on the edge of The Brecon Beacons National Park.



Entrance Hall

Radiator. Stairs to first floor

Wet Room 6'1 x 7'3 (1.85m x 2.21m)

Modern suite comprising w.c., wash hand basin, electric shower. Upvc double glazed window.

Living room 10 x 11 (3.05m x 3.35m)

Upvc double glazed window to front aspect. Radiator.

Sitting Room 11'5 x 14 (3.48m x 4.27m)

Upvc double glazed window to front aspect. Radiator.

Inner Hall/Storage Room 9 x 5'1 (2.74m x 1.55m)

Under stairs storage cupboard.

Fitted Kitchen/Diner 11'8 x 11'7 (3.56m x 3.53m)

Upvc double glazed window to rear aspect. Door to rear garden. Modern wall and base units, stainless steel sink unit.

landing

Bedroom 1 11'4 x 12'3 max measurements I shaped (3.45m x 3.73m max measurements I shaped)

Radiator. Upvc double glazed window

Bedroom 2 10'11 x 10 (3.33m x 3.05m)

Radiator. Upvc double glazed window.

Bedroom 3 7'4 x 9'6 (2.24m x 2.90m)

Radiator. Upvc double glazed window.

Bathroom 7'4 x 6'5 (2.24m x 1.96m)

Unfinished with wash hand basin and w.c., cupboard housing wall mounted gas boiler. Upvc double glazed window.

Outside

Front garden with side access to excellent size rear garden.

Disclaimer

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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.

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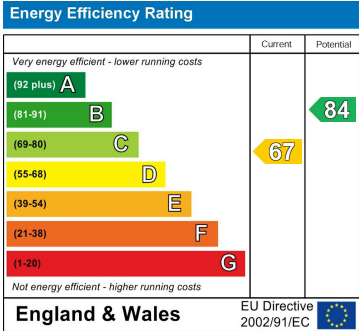
Area Map



Floor Plans



Energy Efficiency Graph



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