



Lambert Terrace

Aberdare, CF44 8AT

£149,995



- ** NO ONWARD CHAIN
- ** EXCELLENT SIZE 3 BEDROOM SPACIOUS FAMILY HOUSE
- ** DOWNSTAIRS W.C., UPSTAIRS BATHROOM PLUS A FURTHER MODERN SHOWER ROOM
- ** GENEROUS FAMILY LOUNGE
- ** OPEN PLAN FITTED KITCHEN/CONSERVATORY
- ** LANDING WITH 3 GOOD SIZE BEDROOMS
- ** REAR GARDEN WITH REMOTE ROLLER SHUTTER DOORS OFF ROAD PARKING HARDSTANDING
- ** DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING.
- ** IDEALLY SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE AND COUNTRY PARK WALKS
- ** WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD



Hallway

Double glazed front door. Radiator. Laminate flooring.

Lounge 20'3 x 13'9 (6.17m x 4.19m)

UPVC double glazed window to front and rear. Two radiators. Understairs storage cupboard. Laminate flooring.

Open plan fitted Kitchen/conservatory 23'9 x 10'0 (7.24m x 3.05m)

UPVC double glazed window to side. Range of base and wall units. Stainless steel sink. Tile splashbacks. Electric oven. Gas hob. Built in microwave. Cupboard housing boiler. Two radiators. Tiled flooring.

Conservatory 9'10 x 9'9 (3.00m x 2.97m)

UPVC windows and door. Radiator. Tiled flooring.

Downstairs W.C.

UPVC double glazed window. W.C Wash hand basin. Tiled splashbacks. Radiator. Tiled flooring.

Landing

Built-in storage cupboard. Carpet. Loft access with pull down ladder. Electricity supply.

Bedroom 1 14'9 x 10'6 (4.50m x 3.20m)

Two UPVC double glazed windows. Radiator. Built-in wardrobes. Carpet.

Bedroom 2 11'1 x 9'11 (3.38m x 3.02m)

UPVC double glazed window to rear. Radiator. Carpet.

Bedroom 3 9'7 x 9'3 (2.92m x 2.82m)

UPVC double glazed window to rear. Built in wardrobes. Radiator. Carpet.

Bathroom 5'10 x 5'3 (1.78m x 1.60m)

UPVC double glazed window. Tiled walls. Heated towel rail. W.C. Vanity unit housing wash hand basin. Bath with shower attachment. Tiled flooring.

Shower room

Skylight. Tiled walls and floor. W.C. Wash hand basin. Shower cubicle. Radiator.

Outside

Rear garden with patio area. Storage area. Carport with remote roller shutter door.

Disclaimer

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.

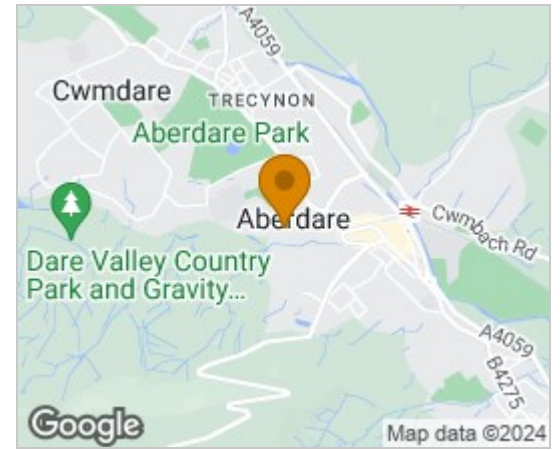
The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

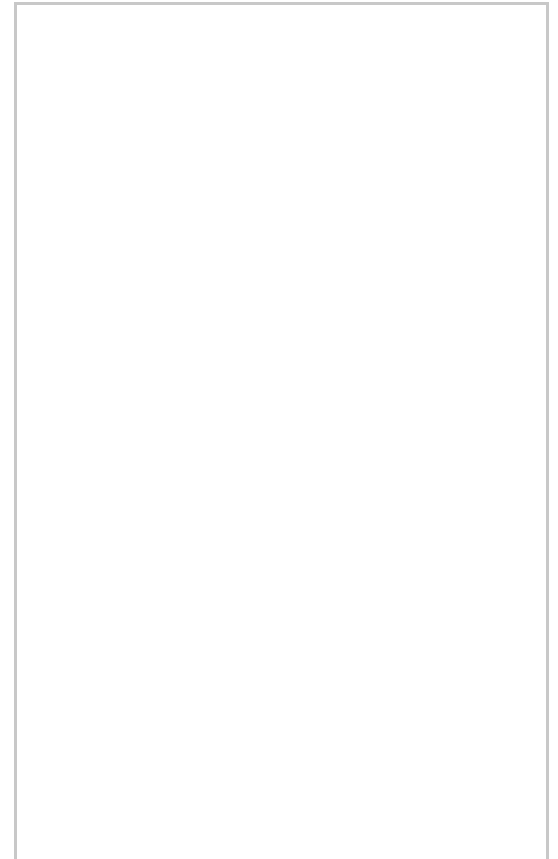
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

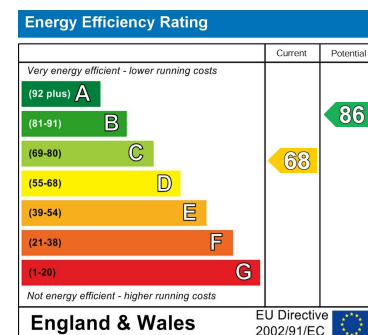
Area Map



Floor Plans



Energy Efficiency Graph



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.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>