



Gower Road

Aberdare, CF44 0LE

£199,995









- ** WE ARE PLEASED TO OFFER FOR SALE THIS WELL ESTABLISHED SEMI-DETACHED BUNGALOW
- ** NO ONWARD CHAIN
- ** WELL MAINTAINED AND MATURE GENEROUS GARDENS TO FRONT AND REAR
- ** BLOCK PAVED ENTRANCE DRIVE WITH MULTIPLE OFF ROAD PARKING TO GARAGE
- ** ENTRANCE HALL. LOUNGE, 2 BEDROOMS. 2 RECEPTION ROOMS. KITCHEN
- ** MODERN SHOWER ROOM. GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- ** WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD

Situated in the much sought after location of Pant Farm within walking distance of local schools, bus route and great country walks.



ENTRANCE HALL

Radiator. Storage cupboard. Double glazed front door.

LOUNGE 12'5 x 14'2 (3.78m x 4.32m)

Upvc double glazed bay window to front aspect. 2 radiators. Gas fire with back boiler to rear serving hot water and heating system.

FITTED KITCHEN 10'1 x 8'6 (3.07m x 2.59m)

With a modern range of wall and base units, sink unit, cooking is by electric, provision for plumbed in washing machine, radiator. Upvc double glazed window to side aspect.

SITTING ROOM 9'5 x 11'7 (2.87m x 3.53m)

Radiator. Aluminium sliding doors to rear garden. Upvc double glazed window to side.

SHOWER ROOM

With modern suite in white comprising shower cubicle, wash hand basin and w.c., tiled walls. Storage cupboard.

BEDROOM 1 12' x 11'6 (3.66m x 3.51m)

Radiator. Upvc double glazed window to front aspect.

BEDROOM 2 9' x 10'8 (2.74m x 3.25m)

Radiator. Upvc double glazed window to rear aspect.

OUTSIDE

Front garden mainly laid to lawn. Driveway with multiple off road parking. Rear garden mainly laid to lawn with a variety of mature shrubs and plants.

GARAGE 16'11 x 10'11 (5.16m x 3.33m)

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

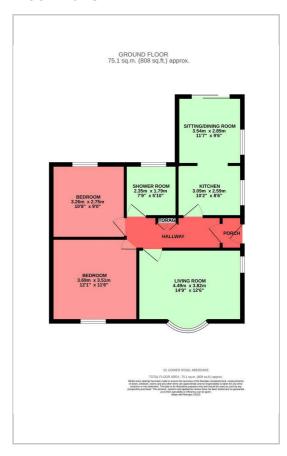
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

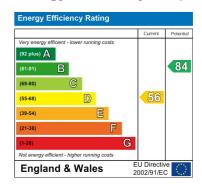
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.