



31a Abernant Road

, Aberdare, CF44 0PY

£275,000



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Spacious Entrance hall

UPVC double glazed front door. Storage cupboard. Radiator.

Large lounge/diner

14'2 x 28'7 (4.32m x 8.71m)

Feature fireplace. Upvc double glazed Bay window to front aspect. Patio doors to rear garden. Radiator x 2.

Fitted Kitchen/Diner

16'8 x 10'10 (5.08m x 3.30m)

With a modern range of wall and base units incorporating, stainless steel sink unit, gas hob, electric oven, extractor fan, provision for plumbed in washing machine. Radiator. Upvc double glazed window and door to rear.

Utility room

Wooden windows and door to rear garden. Provision for washing machine. Sink unit. Wall mounted Worcester boiler serving hot water and heating system.

Main Bathroom

10'8 x 7'5 (3.25m x 2.26m)

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

Bedroom 1

13'2 x 11'10 (4.01m x 3.61m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 2

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

Radiator. Upvc double glazed to rear aspect.

Bedroom 3

10'1 x 12'6 (3.07m x 3.81m)

Radiator. Upvc double glazed window to front aspect.

Separate W.C

Radiator. Upvc double glazed window to side aspect. Wash hand basin

Larger than average Garage

14'8 x 19'5 (4.47m x 5.92m)

Up and over door, power and light connected.

Outside

Front garden with side access to enclosed private rear garden. Entrance drive with ample off road parking to garage.

Tenure

We are advised that the property is freehold

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.

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The Property Misdescription Act 1991

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Road Map



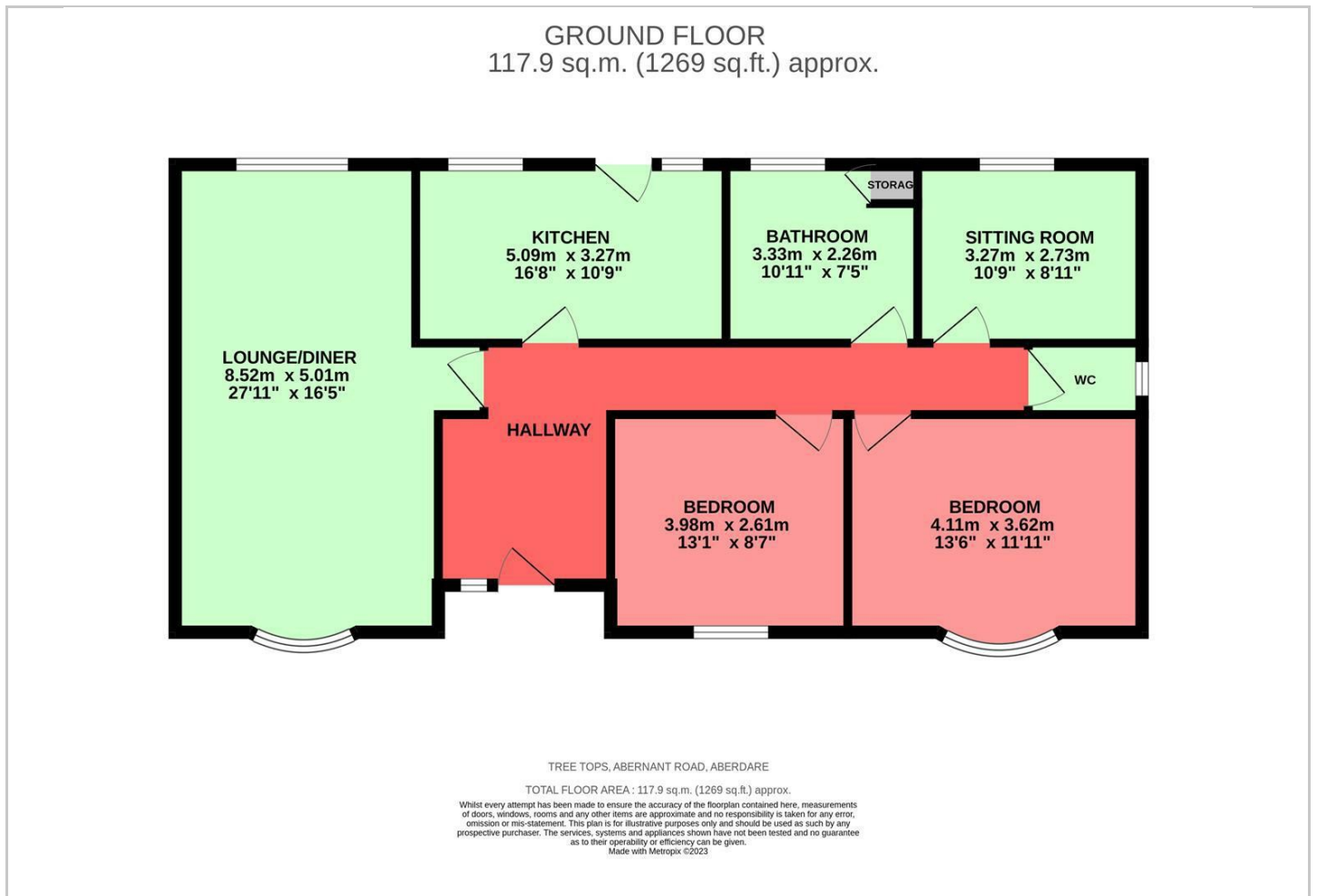
Hybrid Map



Terrain Map



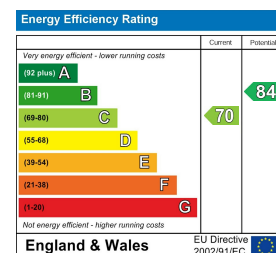
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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