



## Brook Street

Aberdare, CF44 6YD

£114,995



- \*\* NO ONWARD CHAIN
- \*\* PERFECT FIRST TIME BUY
- \*\* WELL PRESENTED SPACIOUS 2 BEDROOM TERRACED HOUSE
- \*\* PLEASANTLY SITED IN POPULAR RESIDENTIAL STREET
- \*\* WELCOMING GENEROUS LIGHT FAMILY LOUNGE
- \*\* MODERN FITTED KITCHEN
- \*\* MODERN WHITE BATHROOM SUITE
- \*\* LANDING AND 2 GOOD SIZE BEDROOMS
- \*\* NEAT LOW MAINTENANCE GARDENS WITH ARTIFICIAL GRASS
- \*\* UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- \*\* WALKING DISTANCE OF LOCAL SCHOOLS AND LOCAL AMENITIES



### Lounge 12'7 x 17'9 (3.84m x 5.41m)

Attractive exposed wall feature. 2 x double glazed windows to front aspect. Upvc double glazed front door. Stairs to first floor.

### Fitted kitchen 14'4 x 8 (4.37m x 2.44m)

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

### Bathroom 5'4 x 7'4 (1.63m x 2.24m)

Modern suite in white comprising bath, wash hand basin and w.c., shower over bath with shower screen. Chrome heated towel rail. Upvc double glazed window to rear aspect.

### landing

### Bedroom 1 12'7 x 8' (3.84m x 2.44m)

Radiator. Gas boiler serving hot water and heating system. upvc double glazed window to front aspect.

### Bedroom 2 9'6 x 9'1 (2.90m x 2.77m)

Radiator. Upvc double glazed window to front aspect.

### Outside

Well presented easy maintenance gardens.

### Disclaimer

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The Property Misdescription Act 1991

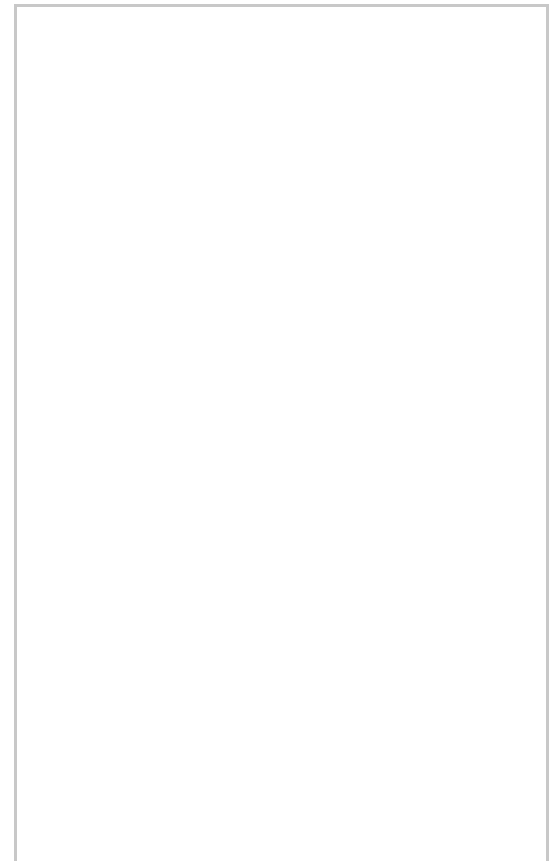
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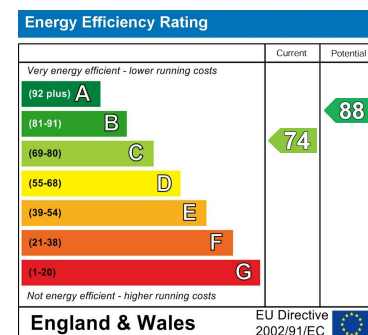
## Area Map



## Floor Plans



## Energy Efficiency Graph



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