



Maes-Y-Deri

Aberdare, CF44 6TF

£82,000



- ** IDEAL BUY TO LET INVESTMENT
- ** IDEAL FIRST TIME BUY
- ** SPACIOUS FIRST FLOOR 2 DOUBLE BEDROOM MAISONETTE
- ** ENTRANCE HALL. LOUNGE. FITTED KITCHEN.
- ** LANDING 2 DOUBLE BEDROOMS. MODERN BATHROOM
- ** ENJOYING FABULOUS VIEWS
- ** AMPLE COMMUNAL OFF ROAD PARKING
- ** GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS

Pleasantly sited within walking distance of local primary schools and good amenities close by.



Entrance hall

Stairs to first floor. Radiator.

Lounge 18'7 x 11'3 (5.66m x 3.43m)

Two upvc double glazed windows to rear aspect. Gas fire with back boiler to rear serving hot water and heating system. Laminated flooring.

Fitted kitchen 7'5 x 11'8 (2.26m x 3.56m)

With a modern range of wall and base units, stainless steel sink unit, radiator.

landing

Bathroom

With modern suite in white comprising, bath, shower enclosure, wash hand basin, double glazed window.

Separate W.C.

Double glazed window.

Bedroom 1 9'4 x 15'max 12'9 min (2.84m x 4.57mmax 3.89m min)

Radiator. Double glazed window. Airing cupboard.

Bedroom 2 8'10 x 12'3 (2.69m x 3.73m)

Radiator. Double glazed window and door to balcony.

Tenure Leasehold

125 year lease from 2003. Annual charge of £228.77

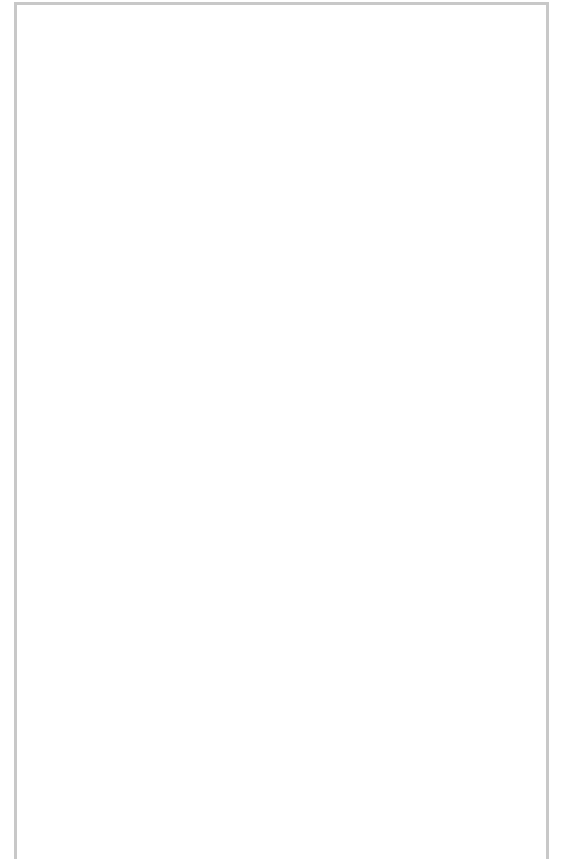
Outside

Ample communal parking spaces.

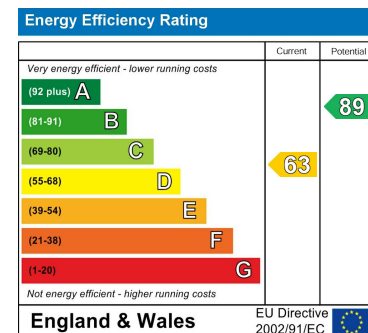
Area Map



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>