



Jenkin Street

Aberdare, CF44 7LS

£99,995



- ** WELL PRESENTED 2 DOUBLE BEDROOM TERRACED HOUSE
- ** IDEAL FIRST TIME BUY WITH NO ONWARD CHAIN
- ** ON THE OUTSKIRTS OF ABERDARE TOWN CENTRE SHORT WALK TO TOWN AND RAILWAY STATION
- ** ENTRANCE HALL, LOUNGE/DINER, FITTED KITCHEN AND MODERN BATHROOM
- ** UPSTAIRS 2 DOUBLE BEDROOMS WITH GOOD SIZE LANDING
- ** GENEROUS ENCLOSED GARDEN
- ** GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS AND DOORS
- ** NEWLY FITTED CARPETS AND WINDOW BLINDS TO BE INCLUDED
- ** WE ARE ADVISED THE PROPERTY IS FREEHOLD



ENTRANCE HALLWAY

Radiator. Stairs to first floor. Carpet to floor.

LOUNGE 11'8 x 20'2 (3.56m x 6.15m)

Good size family room with double glazed window to front aspect. Laminated floor. Two radiators.

FITTED KITCHEN 14' x 9'2 (4.27m x 2.79m)

With a modern range of wall and base units, stainless steel sink unit. Cooking is by gas. Provision for plumbed in washing machine. Radiator. Tiled floor.

MODERN BATHROOM 4'10 x 9'5 (1.47m x 2.87m)

With modern suite in white comprising bath, wash hand basin and w.c., shower over bath. Radiator. Double glazed window to rear aspect.

FIRST FLOOR LANDING

Fitted carpet

BEDROOM 1 14'9 x 8'5 (4.50m x 2.57m)

Two double glazed windows to front aspect. Radiator. Laminate flooring.

BEDROOM 2 9' x 11'4 (2.74m x 3.45m)

Double glazed window to rear aspect. Radiator. Fitted carpet.

Outside

Good size enclosed rear garden.

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

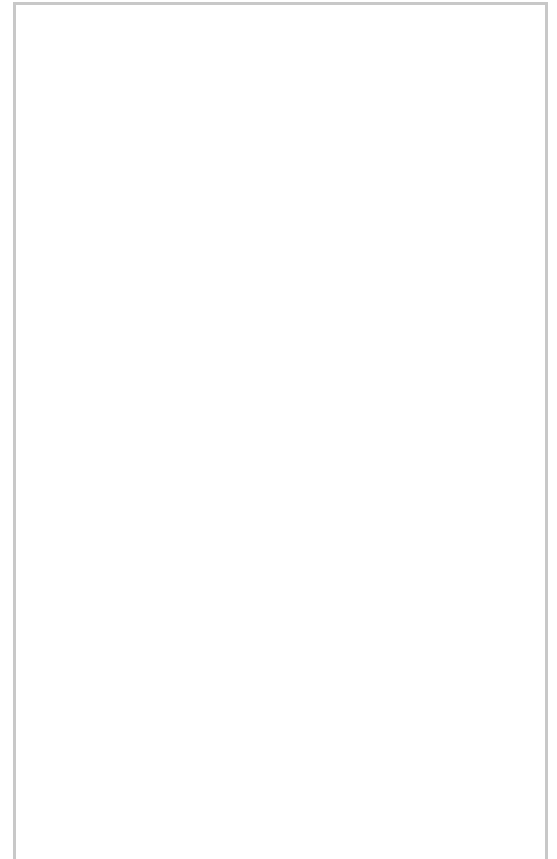
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

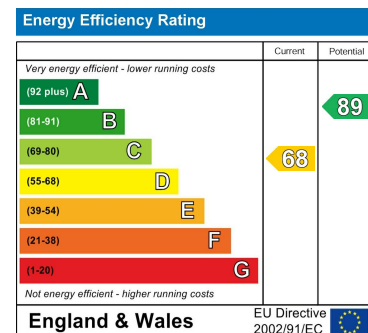
Area Map



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>