



## Lower Street

Aberdare, CF44 6RN

Offers In The Region Of £65,000



Manning Estate Agents are now in receipt of an offer for the sum of £65,000 for 7 Lower Street Aberaman

Anyone wishing to place an offer on the property should contact Manning Estate Agents Gloucester House 29 Whitcombe Street Aberdare CF44 7AU 01685 878000 prior to exchange of contracts.

- \*\* CHAIN FREE
- \*\* IDEAL INVESTMENT PROPERTY
- \*\* 2 BEDROOM TERRACE HOUSE WITH UPSTAIRS BATHROOM
- \*\* POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND LOCAL SCHOOLS
- \*\* ENTRANCE HALL, LOUNGE, FITTED KITCHEN
- \*\* FORECOURT GARDEN AND GOOD SIZE REAR GARDEN
- \*\* GAS CENTRAL HEATING (NOT TESTED)
- \*\* DOUBLE GLAZED WINDOWS AND DOORS
- \*\* WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD





## Porch

UPVC front door.

## Lounge 13'1 x 10'10 (3.99m x 3.30m)

UPVC double glazed windows to front. Radiator.

## Kitchen 9'8 x 9'2 (2.95m x 2.79m)

Radiator. UPVC double glazed window. Modern wall and base units. Stainless steel sink. Tiled flooring. Understairs storage. Gas boiler (not tested)

## Landing

UPVC double glazed window to rear. Storage cupboard.

## Bathroom

Bath. Wash hand basin. W.C. UPVC double glazed window to rear. Radiator.

## Bedroom 1 7'10 x 13'7 (2.39m x 4.14m)

Radiator. UPVC double glazed window to front.

## Bedroom 2 6'2 x 9'0 (1.88m x 2.74m)

Radiator. UPVC double glazed window to front.

## Outside

Front forecourt garden. Good size 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

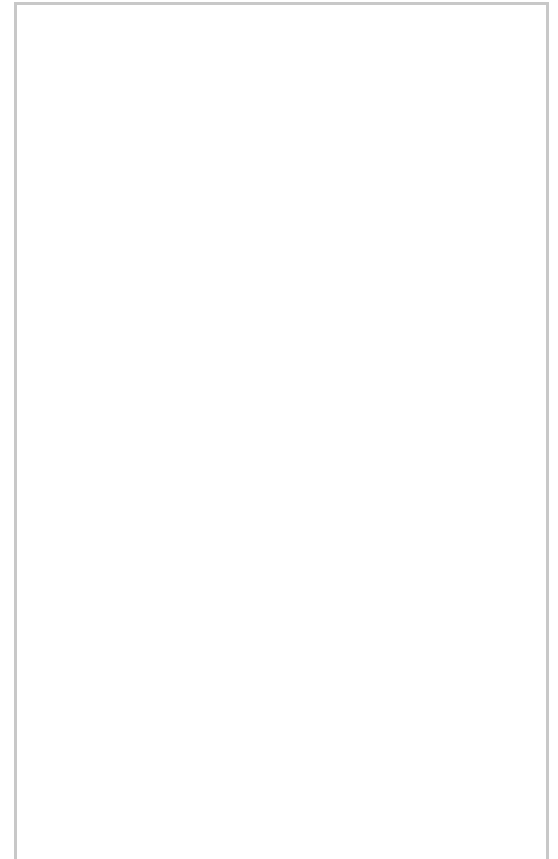
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

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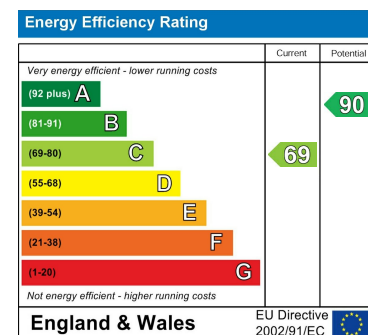
## Area Map



## 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.

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