



# Min Afon

Rhigos, Aberdare, CF44 9QJ

£249,995



- \*\* WELL PRESENTED 3 BEDROOM DETACHED FAMILY HOUSE
- \*\* SOUGHT AFTER VILLAGE LOCATION
- \*\* AMPLE OFF ROAD PARKING AND GARAGE
- \*\* WELL PRESENTED LOW MAINTENANCE GARDENS
- \*\* ENTRANCE HALL. LOUNGE. DINING ROOM. FITTED KITCHEN. DOWNSTAIRS W.C.,
- \*\* 3 GOOD SIZE BEDROOMS. EN-SUITE SHOWER ROOM AND MODERN FAMILY BATHROOM
- \*\* GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS.
- \*\* COUNCIL TAX BAND D

The home is near both Aberdare and Glynneath to exploit the advantages of their amenities. Within a short drive you're at Zip World and Bike Park Wales that will be sure to give you a buzz for adventure. There are many nature trails to explore from the property including the Brecon Beacons National Park (now known as Bannau Brycheiniog), whether you're into your walking or mountain climbing, all is nearby. Lastly, if wanting to enjoy the coast, the famous mumbles beach in Swansea is approx 40 minute drive from the village.



Entrance Hall

Stairs to first floor. Upvc double glazed front door.

Lounge 11'4 x 17'8 (3.45m x 5.38m)

Upvc double glazed window to front aspect. Radiator.

Dining Room 8'9 x 10'8 (2.67m x 3.25m)

Upvc double glazed patio doors to rear garden. Radiator.

Cloakroom

With modern suite in white comprising wash hand basin w.c., upvc double glazed window to side aspect. Radiator.

Fitted Kitchen 12'10 x 9'1 (3.91m x 2.77m)

With a modern range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge/freezer, provision for plumbed in washing machine. Wall mounted gas boiler serving hot water and central heating system. Upvc double glazed window and door to rear.

Landing

Airing cupboard.

Bedroom 1 12'10 x 10'7 (3.91m x 3.23m)

Two fitted wardrobes. Radiator. Upvc double glazed window to rear aspect.

En-suite Shower room

With modern suite in white comprising vanity wash hand basin, shower enclosure, w.c., radiator.

Bedroom 2 11'4 x 10'8 (3.45m x 3.25m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 3 7'5 x 9'7 (2.26m x 2.92m)

Radiator. Upvc double glazed window to rear aspect.

Bathroom

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

Outside

Driveway with off road parking to Garage. Enclosed private easy maintenance 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.

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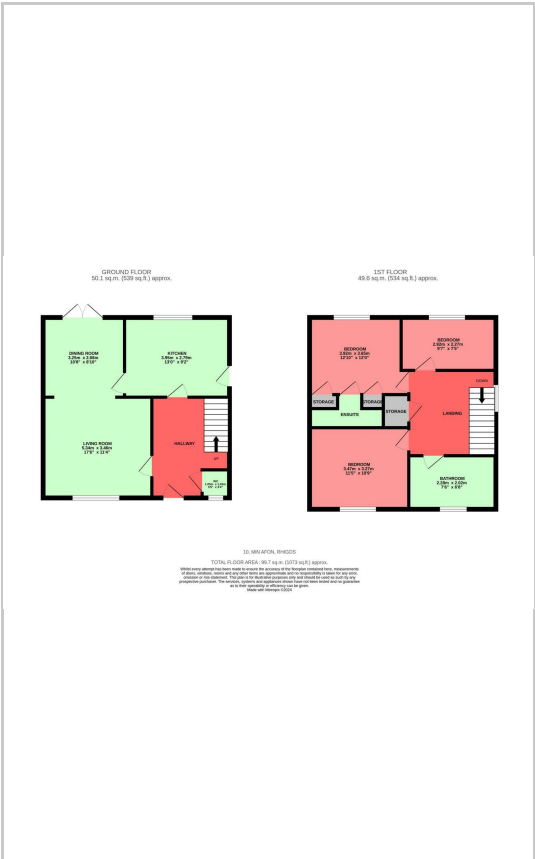
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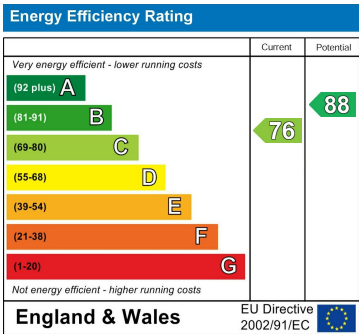
Area Map



Floor Plans



Energy Efficiency Graph



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