



## Maes-Y-Deri

Aberdare, CF44 6TG

£59,995



- \*\* IDEAL BUY TO LET INVESTMENT
- \*\* SPACIOUS FIRST FLOOR 2 DOUBLE BEDROOM MAISONETTE
- \*\* ENTRANCE HALL. LOUNGE. FITTED KITCHEN.
- \*\* LANDING 2 DOUBLE BEDROOMS. BATHROOM
- \*\* ENJOYING FABULOUS VIEWS
- \*\* AMPLE COMMUNAL OFF ROAD PARKING
- \*\* GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- \*\* WE ARE ADVISED THAT THE PROPERTY IS LEASEHOLD DETAILS PROVIDED

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



### Entrance Hall

Stairs to first floor. Upvc double glazed front door. Storage cupboard. Radiator.

### Kitchen 11'4 x 7'6 (3.45m x 2.29m)

With a range of wall and base units, sink unit. Double glazed window. Cooking is by electric.

### Lounge 18'8 x 11'3 (5.69m x 3.43m)

Two double glazed windows. Radiator.

### landing

### Separate W.C.

Double glazed window.

### Bathroom 5'6 x 5'10 (1.68m x 1.78m)

With bath, wash hand basin in white. Double glazed window.

### Bedroom 1 8'8 x 15'1 (2.64m x 4.60m)

Radiator. Double glazed window and door to balcony.

### Bedroom 2 9'6 x 15' max 12'8 min (2.90m x 4.57m max 3.86m min)

Double glazed window. Radiator. Cupboard housing gas boiler serving hot water and heating system

### Outside

Ample communal parking.

### Tenure

Leasehold 125 years from 1990 Service charge £235.81 per annum

### 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.

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The Property Misdescription Act 1991

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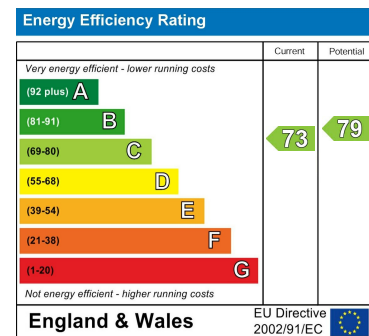
## Area Map



## Floor Plans



## Energy Efficiency Graph



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