



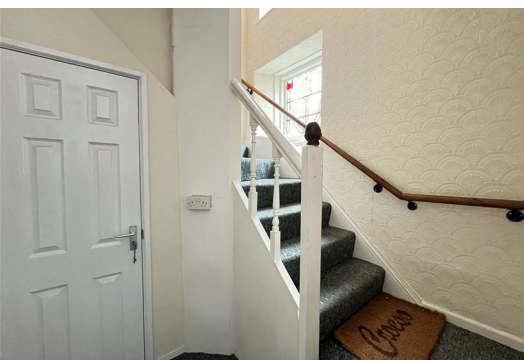
Tanybryn Street

Aberdare, CF44 7NB

£64,995



- ** SPACIOUS FIRST FLOOR 2 BEDROOM FLAT
- ** SOME UPDATING AND MODERNISATION REQUIRED
- ** SOUGHT AFTER LOCATION WITH WALKING DISTANCE OF TOWN CENTRE AND COUNTRY PARK
- ** SHARED ENTRANCE . INNER HALLWAY. STAIRS TO FIRST FLOOR. 2 DOUBLE BEDROOMS.
- ** FITTED KITCHEN. LOUNGE. OUTSIDE REAR HARDSTANDING
- ** GAS CENTRAL HEATING (NOT TESTED) UPVC DOUBLE GLAZED WINDOWS.
- ** LEASEHOLD SO WE ARE ADVISED BY VENDOR
- ** COUNCIL TAX BAND A



Shared Entrance Hall

With shared storage cupboard. Stairs to first floor

Landing

UPVC double glazed window.

Lounge 10'1" x 11'6" (3.07m x 3.51m)

UPVC double glazed window to rear. Radiator.

Fitted Kitchen 10'1" x 12'11" (3.07m x 3.94m)

Modern wall and base units. Electric hob and oven. Stainless steel sink. Provision for washing machine.

Bathroom 5'8" x 8'2" (1.73m x 2.49m)

Modern suite in white comprising bath. wash hand basin. W.C. Radiator. Window to rear aspect.

Bedroom 1 9'11" x 11'5" (3.02m x 3.48m)

UPVC double glazed window to front. Radiator.

Bedroom 2 10'0" x 10'2" (3.05m x 3.10m)

UPVC double glazed window to rear. Radiator.

Outside

Rear hardstanding

Tenure Leasehold

999 years from 2009.

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

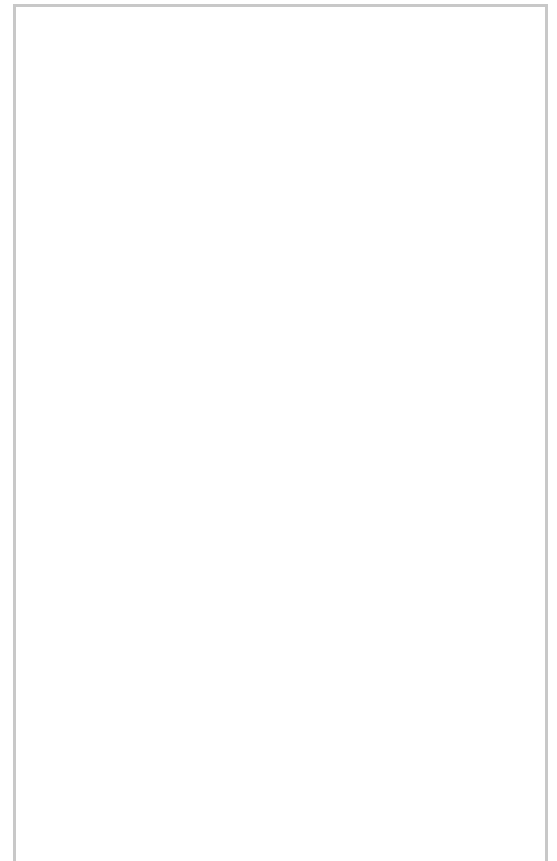
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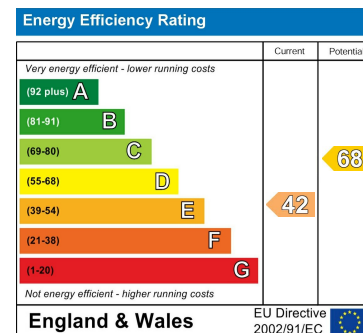
Area Map



Floor Plans



Energy Efficiency Graph



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