



Heol Bryn Gwyn

Penywaun, Aberdare, CF44 9EY

£89,995



- ** NO ONWARD CHAIN
- ** IDEAL INVESTMENT BUY
- ** WELL PRESENTED SPACIOUS 2 DOUBLE BEDROOMED TERRACED HOUSE
- ** FRONT AND REAR GARDENS
- ** ENTRANCE HALL. LOUNGE. MODERN FITTED KITCHEN/DINER. DOWNSTAIRS W.C.,
- ** 2 DOUBLE BEDROOMS WITH FITTED WARDROBES. MODERN UPSTAIRS SHOWER ROOM
- ** DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- ** WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD
- ** COUNCIL TAX BAND A



Entrance Hall

Upvc double glazed front door. Radiator.

Lounge 15'4 x 9'7 (4.67m x 2.92m)

Radiator. Gas fire with back boiler to rear serving hot water and heating system. Upvc double glazed window to front aspect.

Fitted Kitchen/Diner 9'5 x 11'10 (2.87m x 3.61m)

With a modern range of wall and base units incorporating sink unit, electric hob and oven, breakfast bar. Radiator. Double glazed window to rear aspect.

Porch

Storage cupboard.

Cloakroom

Modern suite in white comprising w.c., wash hand basin. Upvc double glazed window.

Landing

Access to part boarded loft with pull down loft ladder.

Bedroom 1 10'6 x 10'10 (3.20m x 3.30m)

With a range of fitted wardrobes. Upvc double glazed window to rear aspect.

Bedroom 2 16'8 max x 10'2 (5.08m max x 3.10m)

Upvc double glazed window to rear aspect. Fitted wardrobes. Radiator.

Shower Room

Modern suite in white comprising w.c., wash hand basin, shower, chrome heated towel rail. Upvc double glazed window to rear aspect.

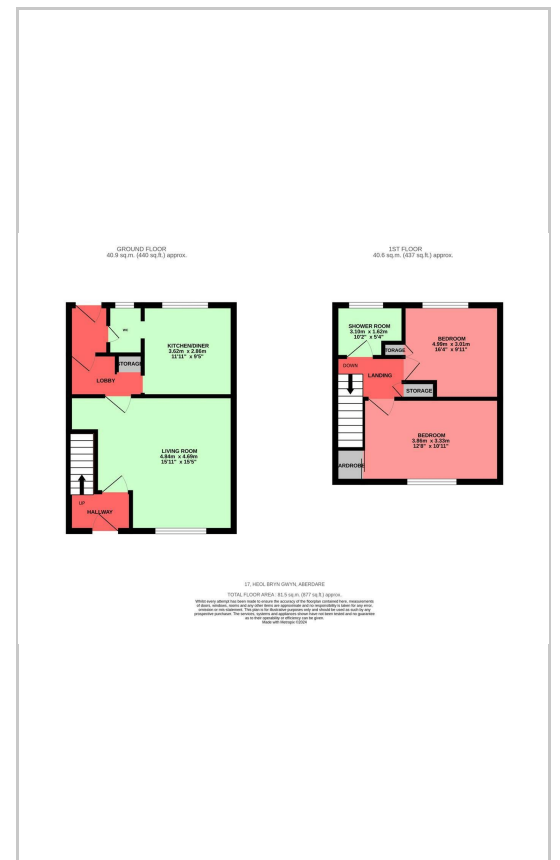
Outside

Rear garden with 2 outside storage sheds

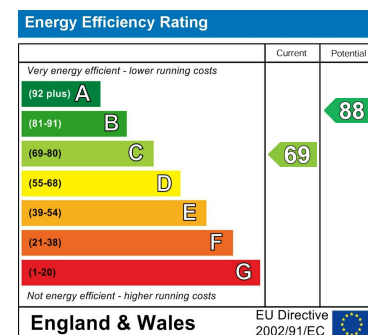
Area Map



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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