



## Forge Place

Abernant, CF44 0SD

£89,995



- \*\* IDEAL RENOVATION PROJECT
- \*\* THE PROJECT HAS BEEN STARTED AND STRIPPED BACK
- \*\* SOUGHT AFTER VILLAGE LOCATION ON THE EDGE OF ABERDARE GOLF CLUB
- \*\* SITUATED WITHIN ACCESS WALK OF LOCAL SHOPS, SCHOOLS AND EXCELLENT COUNTRY WALKS
- \*\* SPACIOUS 2 BEDROOM COTTAGE
- \*\* 2 RECEPTION ROOMS, KITCHEN AND BATHROOM
- \*\* REAR COURTYARD WITH OUTBUILDING.
- \*\* GAS CENTRAL HEATING ( NOT TESTED)
- \*\* UPVC DOUBLE GLAZED WINDOWS
- \*\* WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD



### Reception Room 1 11'7 x 12'9 (3.53m x 3.89m)

Original stone stairs to first floor. Upvc double glazed window to front aspect. Radiator.

### Reception Room 2 12'9 x 6' (3.89m x 1.83m)

Upvc double glazed window to front aspect. Radiator.

### Kitchen 9'10 x 10 (3.00m x 3.05m)

Stainless steel sink unit. Wall mounted gas boiler. Double glazed window to rear aspect.

### Bathroom 9'9 x 6'8 (2.97m x 2.03m)

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

### First Floor

### Bedroom 1

### Bedroom 2

### Outside

Rear yard with outbuilding.

### 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

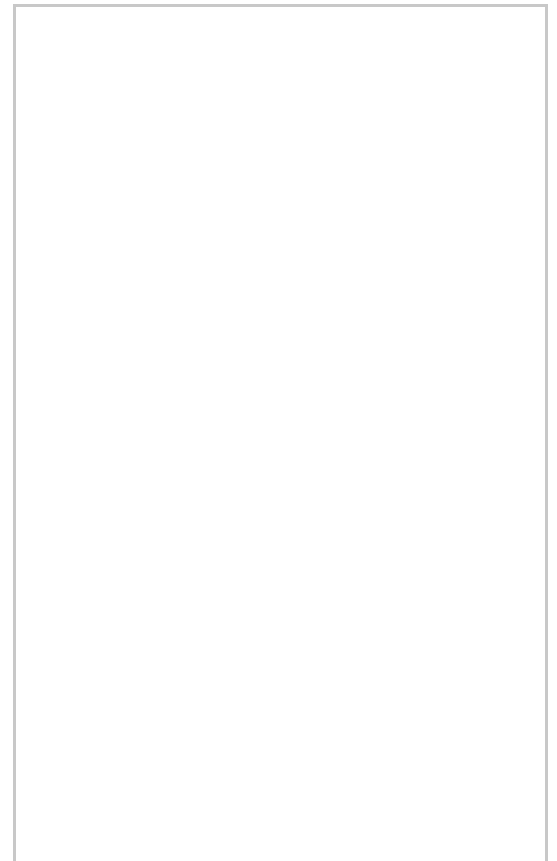
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### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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