



Bond Street

Aberdare, CF44 7HA

£99,995



Bond Street, Aberdare, this modernised 2-bedroom terraced house. Ideal for first-time buyers or those looking for a buy-to-let investment, this property offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by an inviting entrance hall that leads to a cosy lounge/diner, perfect for relaxing or entertaining guests. The fitted kitchen and modern bathroom provides a touch of luxury, ideal for unwinding after a long day.

Venture upstairs to find two bedrooms, each offering a peaceful retreat for rest and relaxation. The property also boasts an enclosed rear garden, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Convenience is key with this property, as it is situated within easy walking distance of local schools and the town centre, ensuring that all amenities are within reach. With gas central heating and double glazed windows, this home is not only inviting but also energy-efficient. No onward chain.



Entrance hall

Wooden front door. Radiator. Stairs to first floor.

Lounge 21'3 x 8'1 (6.48m x 2.46m)

Understairs storage cupboard. Radiator. Upvc double glazed window to front aspect.

Modern Bathroom

With modern suite in white comprising bath, vanity wash hand basin and w.c., shower over bath with shower screen. Chrome heated towel rail. Upvc double glazed window to rear aspect.

Fitted Kitchen

With a modern range of wall and base units.

Landing

Double glazed window to rear aspect.

Bedroom 1 13'3 x 8'10 (4.04m x 2.69m)

Upvc double glazed window to front aspect. Fitted carpet. Radiator.

Bedroom 2 8'2 x 11'8 (2.49m x 3.56m)

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

Outside

Enclosed 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.

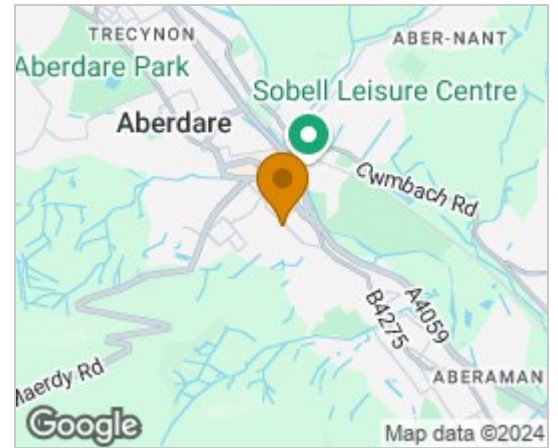
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The Property Misdescription Act 1991

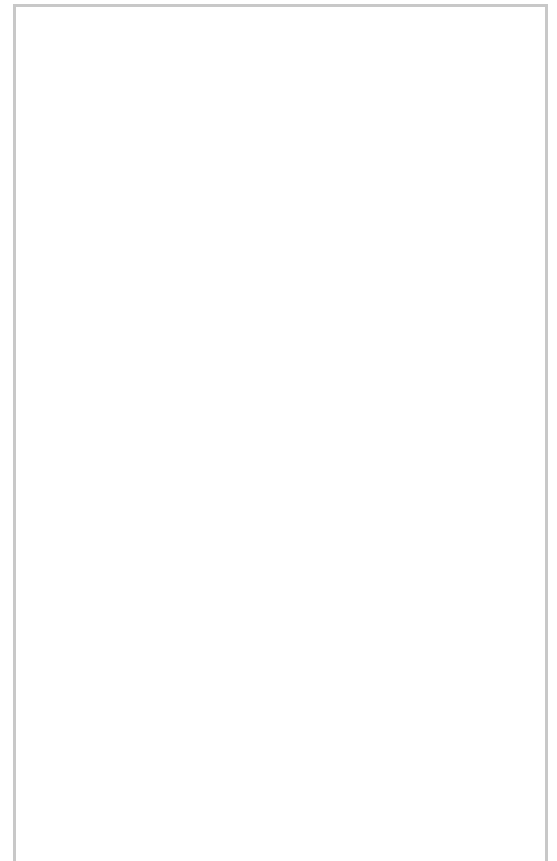
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Area Map



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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