



Dowlais Street

Aberdare, CF44 8BA

£129,995



Located on Dowlais Street in the popular village of Gadlys, this spacious terraced house is the perfect first-time buy. This modernised property boasts 2 bedrooms, making it ideal for a small family or those looking for extra space.

As you step inside, you are greeted by a generous entrance hall leading to a lounge, perfect for relaxing after a long day. The large fitted kitchen and dining area provide ample space for cooking and entertaining guests. The modern fitted bathroom features both a bath and a separate shower cubicle, offering convenience and luxury.

Upstairs, you'll find a landing with storage space, ideal for keeping your belongings organised. The 2 bedrooms are well-appointed and offer comfortable living spaces. With gas central heating and double glazed windows, this home ensures warmth and energy efficiency all year round.

Outside, the property features a rear garden with rear access. To top it off, the front of the house offers pleasant views overlooking a sports field, adding to the charm of the location.



Spacious Entrance Hall

Stairs to first floor. Radiator.

Living Room 14' x 13'5 (4.27m x 4.09m)

UPVC double glazed window to front. Radiator.

Large Kitchen/dining room 18'3 x 11'7 (5.56m x 3.53m)

With a modern range of wall and base units incorporating integrated dishwasher, Electric hob and oven and extractor hood. Tiled floor. Provision for plumbed in washing machine. Door and window to rear aspect.

Modern Bathroom 6' x 13'5 (1.83m x 4.09m)

Modern suite in white comprising Vanity wash hand basin. W.C. Bath. Separate Shower cubicle. Chrome heated towel rail.

Landing

Storage on landing.

Bedroom 1 12'0 x 10'11 (3.66m x 3.33m)

Radiator. UPVC double glazed window to front. Fitted wardrobes. Gas boiler serving hot water and heating system in cupboard.

Bedroom 2 11'0 x 7'0 max 3'7 min (3.35m x 2.13m max 1.09m min)

L shaped room. UPVC double glazed window to front.

Garden

Rear garden with access.

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.

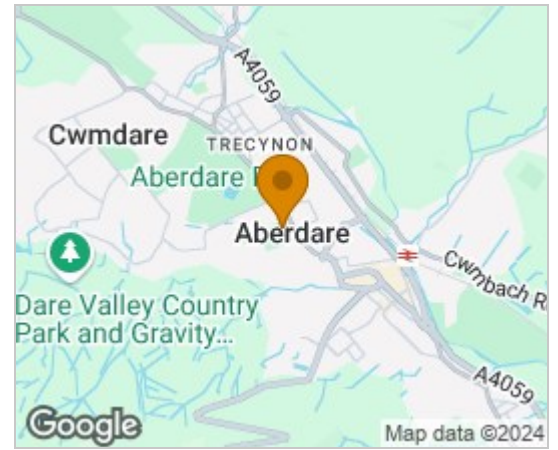
The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

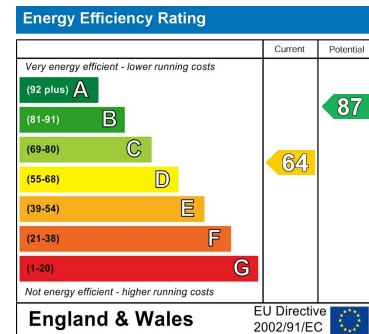
Area Map



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.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk