



Dolcoed

Aberdare, CF44 0TY

£83,995



Dolcoed, Llwydcoed, this recently modernised and improved spacious 2-bedroom ground floor flat is a gem waiting to be discovered.

Ideal for those looking for a perfect buy-to-let investment or a cozy first-time buy, this property boasts a delightful blend of comfort and convenience.

Step inside to find a welcoming hallway leading to a modern bathroom, 2 bedrooms, a generous lounge perfect for relaxing evenings, and a fitted kitchen/breakfast room. Need extra space? No problem, as there's a handy storage room/utility room to cater to your needs.

Enjoy gas central heating and double glazed windows, ensuring warmth and peace of mind during the chilly British winters.

Outside, you'll find front and rear gardens. Council Tax Band A



Hallway

UPVC double glazed front door. Tiled flooring.

Bedroom 1 9'3 x 12'6 (2.82m x 3.81m)

UPVC double glazed window to rear. Carpet to floor. Radiator.

Bedroom 2 9'4 x 7'5 (2.84m x 2.26m)

UPVC double glazed window to front. Carpet to floor.

Modern Bathroom

White vanity unit. W.C. Bath with shower over bath. Shower screen. Radiator. UPVC double glazed window to front.

Fitted Kitchen 11'8 x 8'0 (3.56m x 2.44m)

Modern wall and base units. Stainless steel sink unit. Electric hob and oven. Extractor hood. Tiled floor. Storage cupboard with wall mounted gas boiler serving hot water and heating system. Double glazed window to side and rear aspect.

Lounge 12'10 x 14'3 (3.91m x 4.34m)

Radiator. UPVC double glazed window to rear. Carpet to floor.

Rear Porch/Utility

Radiator. UPVC double glazed door to side. Understairs storage cupboard.

Front garden

Front garden laid to gravel. Rear garden.

Tenure

Leasehold 125 years from 1990.

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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

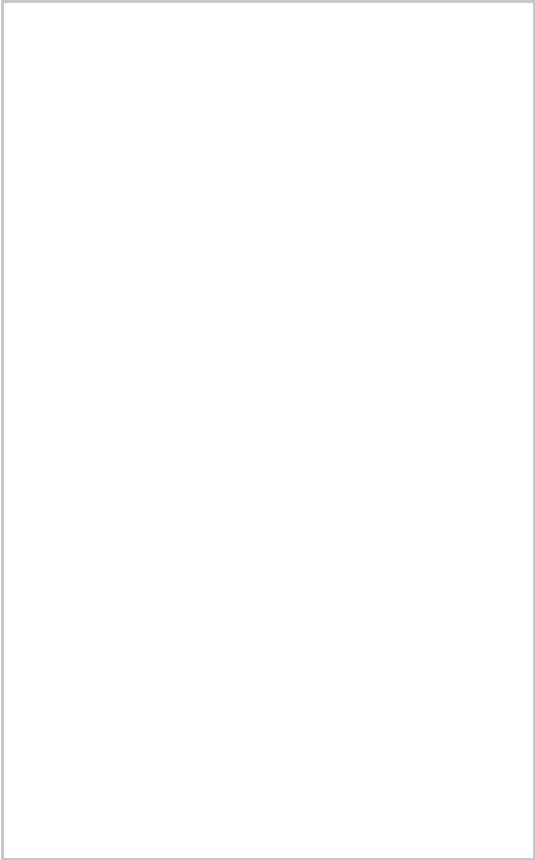
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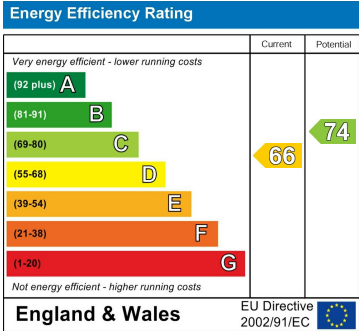
Area Map



Floor Plans



Energy Efficiency Graph



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