



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Maes Brynna

Aberdare, CF44 8RH

£64,995



Maes Brynna, Cwmdare, Aberdare, this spacious second-floor flat presents an excellent opportunity for both first-time buyers and savvy investors alike. Boasting two bedrooms, this property is designed for comfortable living. The flat features entrance hall, leading to a bright and airy lounge/diner, perfect for relaxation or entertaining guests.

The fitted kitchen is practical and functional, catering to all your culinary needs. A modern shower room adds convenience, while the inclusion of a walk-in storage cupboard ensures that you have ample space to keep your belongings organised. The flat benefits from gas central heating.

For those with a vehicle, the property offers communal parking options. An outside storage shed is also available, providing extra space for your outdoor equipment or personal items.

This leasehold property has a remaining term of 125 years from 1991, with an annual service charge of £428.21, making it a manageable investment. With its desirable location and practical features, this flat is not to be missed. Whether you are looking to make it your home or add to your investment portfolio, this property in Cwmdare is a fantastic choice.



Entrance Hall

Storage Room

Lounge 20'8 x 11'8 (6.30m x 3.56m)

Fitted Kitchen 11'7 x 7'3 (3.53m x 2.21m)

Shower Room 5'6 x 5'7 (1.68m x 1.70m)

Bedroom 1 11'3 x 10'7 (3.43m x 3.23m)

Bedroom 2 10'2 x 8'7 (3.10m x 2.62m)

Outside

Storage shed. Communal parking

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

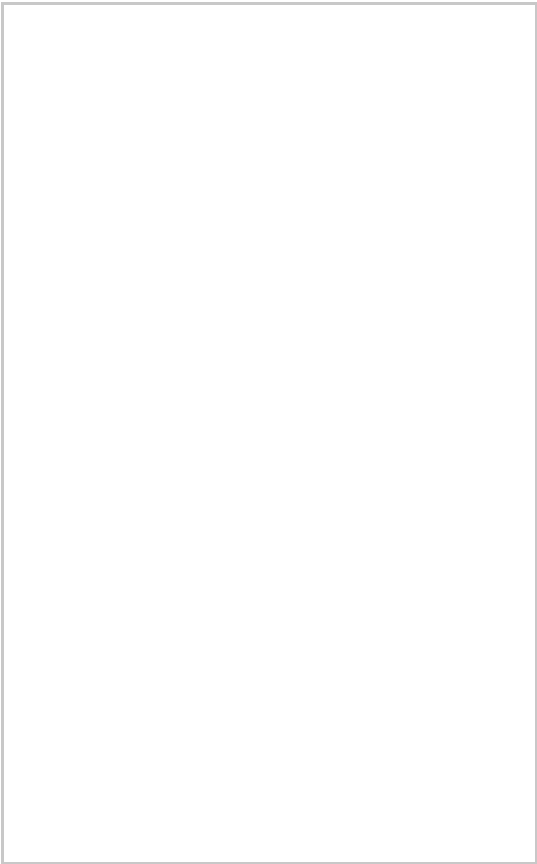
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

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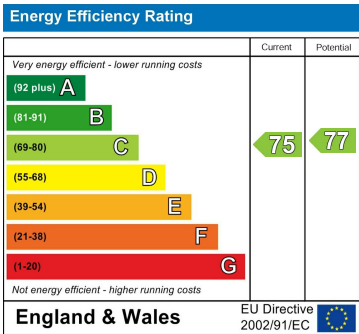
Area Map



Floor Plans



Energy Efficiency Graph



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