



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



6 Beechwood Avenue

, Aberdare, CF44 8BP

£219,995



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Entrance Porch

Covered side passage provides perfect strage with access to Kitchen. and rear garden. Tiled floor. Upvc double glazed front door.

Entrance Hall

Radiator. Access to all principle rooms.

Bathroom

7'3 x 7'4 (2.21m x 2.24m)

With full suite comprising bath, wash hand basin and w.c., shower over bath with shower screen. Radiator. Wooden window to side aspect.

Lounge

18'6 x 13'6 (5.64m x 4.11m)

Modern gas fire. Radiator.

Conservatory

12'10 x 7'5 (3.91m x 2.26m)

Double glazed windows and patio doors. Radiator.

Fitted kitchen

With a modern range of wall and base units incorporating sink unit, provision for plumbed in washing machine. Storage cupboard. Upvc double glazed window to rear aspect. Gas hob and oven.

Bedroom 1

10' x 14' (3.05m x 4.27m)

Radiator. Upvc double glazed bow window to front aspect. Built in storage cupboard.

Bedroom 2

16' x 10'4 (4.88m x 3.15m)

Upvc double glazed bow window to front aspect. Radiator.

Outside

Front well stocked and mature gardens. Block paved entrance drive with off road parking. Level enclosed rear garden with paved seating areas and artificial grass.

Garage

19'5 x 8'3 (5.92m x 2.51m)

Up and over door power and light connected. Wall mounted gas boiler serving hot water and heating system

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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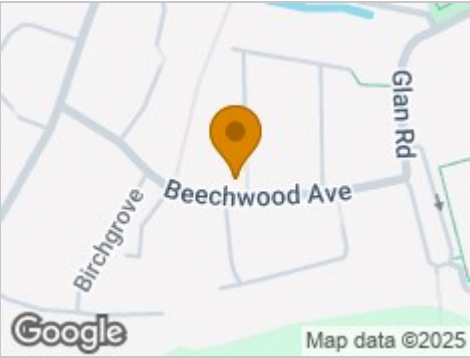
Tel: 01685 878000

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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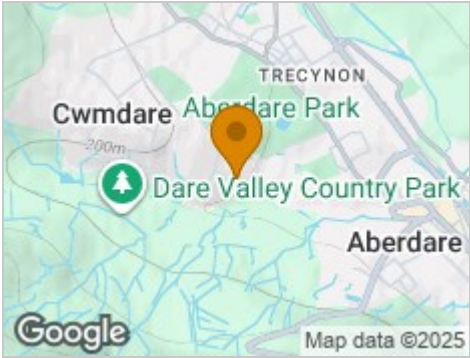
Road Map



Hybrid Map



Terrain Map



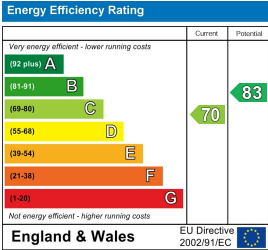
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.