



Aman Court

Cwmaman, Aberdare, CF44 6PB

£104,995



- ** WELL PRESENTED MODERNISED MIDDLE OF TERRACE 2 BEDROOM COTTAGE
- ** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY
- ** WELL PRESENTED EASY MAINTENANCE GARDENS WITH PLEASANT MOUNTAIN VIEWS
- ** LOUNGE/DINER. FITTED KITCHEN. UPSTAIRS MODERN BATHROOM AND 2 GOOD SIZE BEDROOMS
- ** SITUATED IN THE VILLAGE OF CWMAMAN
- ** WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD

This wonderful home is situated close to village amenities, transport links and schools and is on the doorstep of stunning mountain walks and beautiful scenery.



Lounge/Diner 18'11 x 13'10 (5.77m x 4.22m)

Stairs to first floor. UPVC double glazed window to front and rear. Under stairs storage. Radiator.

Fitted Kitchen 7' x 10'6 (2.13m x 3.20m)

Provision for washing machine. UPVC double glazed back door and window. With a modern range of wall and base units incorporating Gas hob and oven. 11/2 bowl. Gas boiler.

Landing

Bedroom 1 14'2 x 8'2 (4.32m x 2.49m)

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

Bedroom 2 14'2 x 7'6 (4.32m x 2.29m)

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

Bathroom 6'9 x 7'8 (2.06m x 2.34m)

Modern suite in white comprising Bath. Wash hand basin. W.C. UPVC double glazed window to rear. Shower over bath. Radiator. Part tiled walls.

Rear garden

Paved patio and level lawned 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

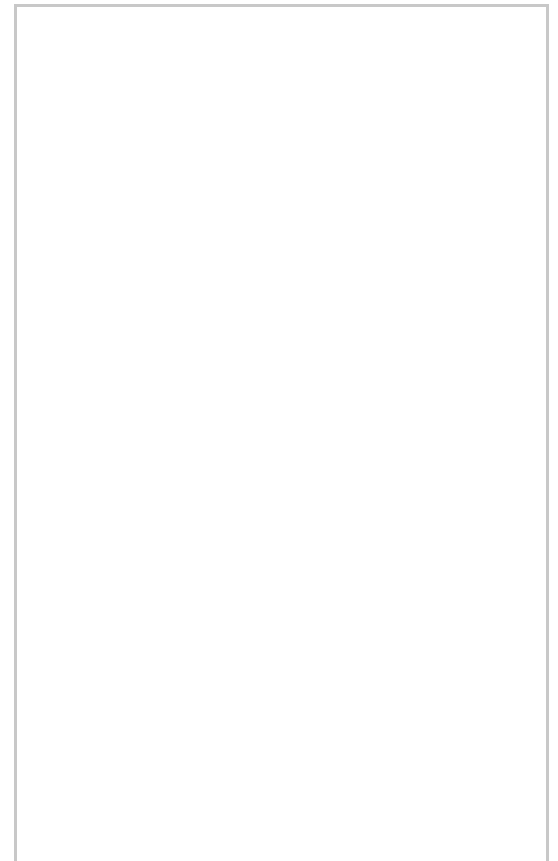
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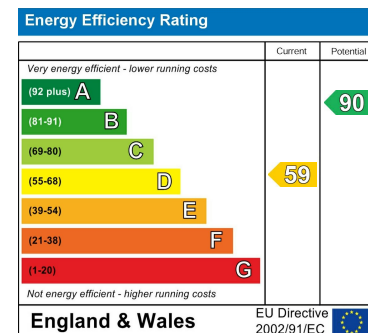
Area Map



Floor Plans



Energy Efficiency Graph



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

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