



# Heol Caradoc

Aberdare, CF44 9AU

£87,995



- \*\* NO ONWARD CHAIN
- \*\* EXCELLENT SIZE 2 DOUBLE BEDROOM TERRACED HOUSE
- \*\* IDEAL BUY TO LET
- \*\* ENTRANCE HALL, LOUNGE, KITCHEN.DINING ROOM.
- \*\* UPSTAIRS 2 BEDROOMS AND MODERN SHOWER ROOM
- \*\* GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- \*\* SHARED SIDE ACCESS TO GOOD SIZE REAR GARDEN WITH OUTBUILDINGS
- \*\* COUNCIL TAX BAND A
- \*\* WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD





**Porch**

Upvc double glazed windows and front door.

**Hall**

Stairs to first floor. Radiator. Under stairs storage cupboard.

**Lounge 12'7 x 11'5 (3.84m x 3.48m)**

Upvc double glazed window to front aspect. Radiator. Fire surround with electric fire insert.

**Dining Room 8'11 x 8'11 max 8' min (2.72m x 2.72m max 2.44m min)**

Radiator. Upvc double glazed window to rear aspect.

**Fitted kitchen 9'7 x 9'10 (2.92m x 3.00m)**

With a modern range of wall and base units incorporating stainless steel sink unit. Upvc double glazed window and door to rear garden.

**Landing**

Loft access

**Modern shower room 5'6 x 7'6 (1.68m x 2.29m)**

Modern suite comprising shower, wash hand basin and w.c., radiator. Double glazed window to rear aspect.

**Bedroom 1 19' max into recess 16' min x 10'1 (5.79m max into recess 4.88m min x 3.07m)**

Two upvc double glazed windows to front aspect. Radiator. Built-in wardrobe.

**Bedroom 2 11' x 8'6 (3.35m x 2.59m)**

Radiator. Upvc double glazed window to rear aspect. Built-in wardrobe.

**Outside**

Shared side access to good size rear garden with storage outbuildings and Greenhouse.

**Disclaimer**

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The Property Misdescription Act 1991

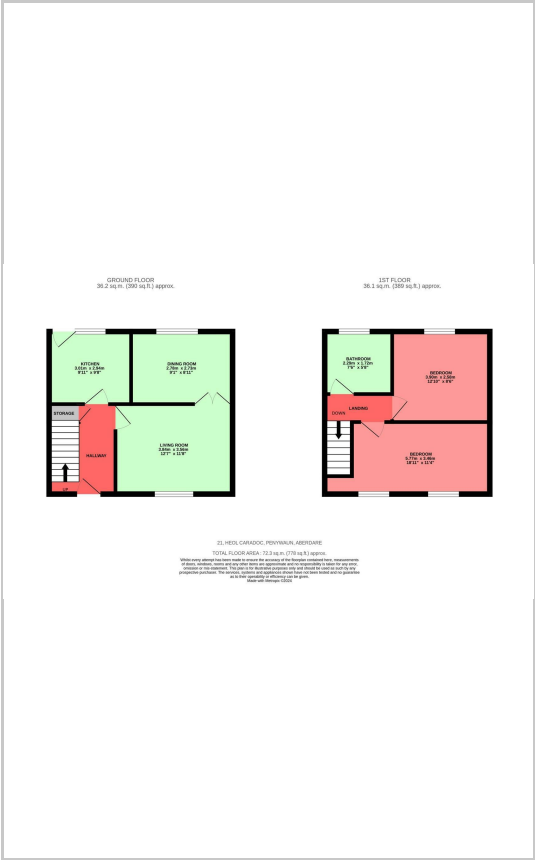
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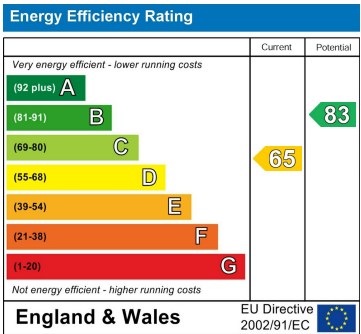
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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