

Duke Street, Aberdare, CF44 7ED £64,950



Gloucester House, 29 Whitcombe Street, Aberdare CF44 7AU Tel: 01685 878000 www.manningestateagents.co.uk



We are pleased to offer for sale this well presented 1 bedroom first floor flat situated in the centre of Aberdare with great views towards the mountains. Ideally situated within easy access of shops, leisure centre and local bus and railway station. The property has the benefit of gas central heating, upvc double glazed windows, communal lift and ground floor covered parking space subject to availability.

£64,950







Hallway

With radiator, Laminated floor, Coved ceiling

Bathroom

With modern suite in white comprising bath, wash hand basin and w.c., separate shower cubicle, heated towel rail, tiled walls.

Bedroom1

7'1' x 14'9' (2.16m x 4.50m)
Radiator. Upvc double glazed windows to front aspect.
Laminated floor.

Open Plan Kitchen/Diner and Lounge 13'8' x 24'7' (4.17m x 7.49m) With a modern range of wall and base units incorporating stainless steel sink unit, gas hob with

electric oven, provision for plumbed in washing machine. Two upvc double glazed windows to front aspect. Laminated floor. Modern wall mounted electric fire. Two radiators. Gas combi boiler in cupboard

Communal entrance With stairs and lift to first floor.

Leasehold





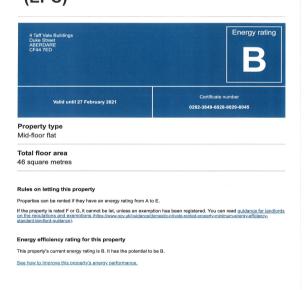








Energy performance certificate (EPC)



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