



**New Street,
Aberdare CF44 6DY**

- EPC Rating: D
- Council Tax Band A
- Two Reception Rooms
- Two Bedrooms
- First Floor Bathroom





About The Property

Plenty of room for all with this two bedroom mid terrace home set in a side street location in the village of Godreaman. The property is modern and has two reception rooms with open plan access from the second in to the kitchen. On the first floor there is access to the bedrooms and family bathroom

Accommodation

Entrance Hallway

Door to front access to living accommodation and first floor

Reception Room One

11' 6" x 9' 5" (3.51m x 2.87m)
Window to front

Reception Room Two

14' 8" x 10' 9" (4.47m x 3.28m)
Window to rear, open plan access to kitchen

Kitchen

Irregular Shaped Room 13' 5" x 8' 8" (4.09m x 2.64m)
Window to rear, two windows and door to side

First Floor Landing

Window to rear, access to bedrooms and bathroom

Bedroom One

13' 7" x 9' 5" (4.14m x 2.87m)
Window to front

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Bedroom Two

9' 9" x 6' 9" (2.97m x 2.06m)

Window to front

Bathroom

9' 5" x 6' 7" (2.87m x 2.01m)

Window to rear, three piece bathroom suite with shower over the bath

Rear Garden

Concrete area with steps up to lawned area with rear access



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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

