



Cwm Heulwen, Aberdare

£329,950

- ****INCENTIVES OFFERED**** Contact us for details
- Brand New Detached Family Home with Garage & Driveway
- Four Bedrooms with En-suite to Master
- Open Plan Kitchen / Dining / Living



 4  2  2



Accommodation

Ground Floor

Living Room 15' 6" x 13' 9" (4.72m x 4.19m)

Study 7' 1" x 5' 3" (2.16m x 1.60m)

Cloakroom / Wc 7' 1" x 3' 2" (2.16m x 0.97m)

Utility 7' 1" x 5' 5" (2.16m x 1.65m)

First Floor

Master Bedroom 12' 10" x 10' 9" (3.91m x 3.28m)

Kitchen / Dining 28' x 8' 9" (8.53m x 2.67m)

En-Suite 6' 1" x 6' (1.85m x 1.83m)

Bedroom Two 13' 5" x 10' 2" (4.09m x 3.10m)

Bedroom Three 11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom Four 10' x 8' 9" (3.05m x 2.67m)

Bathroom 7' 7" x 5' 8" (2.31m x 1.73m)

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.

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Reservation Process

Five hundred pound reservation fee.

Photo ID (passport or driving license)

Proof of Address

Proof of funds (Cash, Mortgage in principle agreement)

If funding purchase from sale of own property your property status needs to be Sold Subject to Contract.

Solicitors details (We can recommend a solicitor)