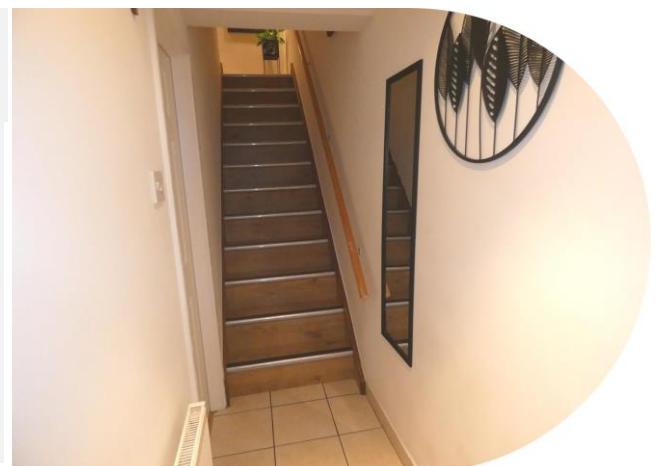




£130,000
freehold

**Cardiff Road,
Aberdare CF44 6UY**

- EPC Rating: Awaited
- Council Tax Band A
- Semi Detached
- First Floor Bathroom
- Kitchen/Dining Room





About The Property

A modern style semi detached home that is set over three floors with a lovely kitchen/dining room for all those that like entertaining. On the first floor there is access to the bedrooms and the bathroom.

There is an enclosed rear garden with side access. Set in the village of Aberaman you are close to local schools, shops and transport links. This is ideal for a first time purchase or someone looking to down size.

Accommodation

Entrance Hallway

Access to living accomodation and the first floor

Living Room

20' 8" x 10' (6.30m x 3.05m)
 Window to front and rear
 access to kitchen/diner on lower ground floor

Kitchen/diner

18' 6" x 12' 1" (5.64m x 3.68m)
 Window and door to rear

First Floor Landing

Access to bedrooms and bathroom

Bedroom One

14' 1" x 6' 9" (4.29m x 2.06m)
 Window to front

Bedroom Two

11' x 6' 2" (3.35m x 1.88m)
 Window to front

Property Ref:ABD100147 - 0007

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.