



**Monk Street,
Aberdare CF44 7PA**

- EPC Rating: Awaited
- Council Tax Band A
- First Time Buyers
- Town centre Location
- No Chain





About The Property

This immaculate terraced house is on the market and ready for viewing. A perfect opportunity for first-time buyers or investors, this property boasts modern fixtures and fittings throughout. The house is located within proximity to local schools, amenities and parks, making it an excellent choice for families or those seeking a quiet and convenient lifestyle!

Inside, the property offers two spacious reception rooms, one of which features large windows that flood the space with natural light. There are three bedrooms overall; two are generously sized doubles and the third is a comfortable single room, all tastefully decorated to complement the overall aesthetic of the home.

The heart of the home is the kitchen which is well-appointed with integrated appliances and bathed in natural light, offering a welcoming space for cooking. There is also a single, well-maintained bathroom which completes the internal layout of the property.

Accommodation

Dining Room

9' 1" max x 12' 7" max (2.77m max x 3.84m max)

Living Room

11' 4" max x 11' 8" max (3.45m max x 3.56m max)

Kitchen

9' 5" max x 8' max (2.87m max x 2.44m max)

Utility

2' 6" max x 7' 6" max (0.76m max x 2.29m max)

Bathroom

8' 3" max x 4' 9" max (2.51m max x 1.45m max)

Bedroom One

9' 5" max x 9' 5" max (2.87m max x 2.87m max)

Bedroom Two

10' 9" max x 8' 4" max (3.28m max x 2.54m max)

Bedroom Three

10' 7" max x 6' 3" max (3.23m max x 1.91m max)

Property Ref: ABD100603 - 0002

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.