



## Jenkin Street

Abercwmboi, Aberdare, CF44 6BB

£99,995



This delightful terraced house on Jenkin Street, Abercwmboi presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a welcoming entrance hall that leads into a lounge, perfect for relaxation and entertaining. The kitchen provides ample space for culinary pursuits, while a convenient rear porch offers additional storage and access to the outdoors.

Upstairs, you will find two generously sized double bedrooms, each offering a comfortable retreat. The modern shower room, ensuring both style and functionality. The neat enclosed rear garden is a lovely feature, providing an outdoor space for gardening or enjoying a quiet moment in the fresh air.

This home benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Its popular location offers easy access to local schools, making it ideal for families, as well as convenient bus routes for those commuting. Additionally, the nearby country walks provide a wonderful opportunity to explore the beautiful surroundings.

In summary, this property is a fantastic choice for anyone looking to enter the housing market or expand their investment portfolio. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this charming house your new home.



### Hallway

UPVC double glazed door. Stairs to first floor.

### Lounge 12'0 x 14'10 (3.66m x 4.52m)

Radiator. Gas fire with baxi back boiler serving hot water and heating system. UPVC double glazed window to front.

### Kitchen 8'9 x 10'6 (2.67m x 3.20m)

Tiled flooring. Modern range of wall and base units incorporating Stainless steel sink. UPVC double glazed window to front. Radiator. Provision for washing machine.

### Modern Shower room 9'0 x 6'7 (2.74m x 2.01m)

Modern suite in white comprising Shower. W.C. Wash hand basin. Radiator. UPVC double glazed window to rear.

### Rear hall

Understairs storage.

### Rear porch

UPVC double glazed window and door to rear garden.

### Bedroom 1 11'2 x 14'9 (3.40m x 4.50m)

Radiator. UPVC double glazed window to front. Airing cupboard.

### Bedroom 2 8'10 x 14'10 (2.69m x 4.52m)

Radiator. UPVC double glazed window to front.

### Outside

Rear garden.

### Tenure

Freehold so we are advised by vendor.

### Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

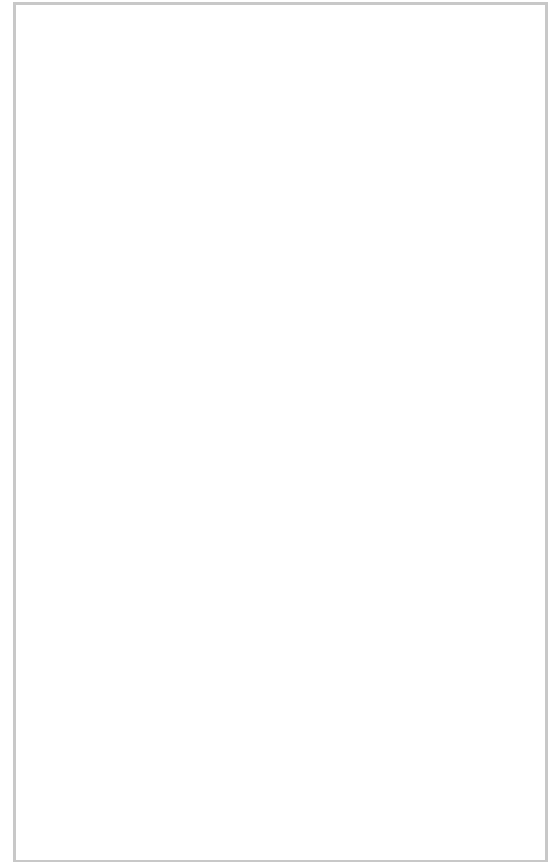
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk