



## Brook Street

Aberdare, CF44 6YD

£84,995



Situated in a popular location, this home is conveniently close to schools, shops, and good road links, making it an ideal choice for families and commuters alike. With no onward chain, this property is ready for you to embark on your renovation journey. Whether you are a first-time buyer or an experienced investor, this house offers a promising project to transform into a beautiful residence. Don't miss out on this opportunity to make it your own. This end-of-terrace house is in need of modernisation, allowing you to put your personal touch on every corner. Upon entering, you are greeted by an entrance hall that leads into a spacious lounge diner, fitted kitchen.

Upstairs, you will find 3 bedrooms, along with a bathroom that provides ample facilities. The third bedroom features a fitted shower cubicle, which can be easily removed if desired, offering flexibility in how you wish to utilise the space.

The property boasts a rear garden with side access. Additional benefits include gas central heating and UPVC double-glazed windows, ensuring comfort and energy efficiency.



### Entrance Hall

Upvc double glazed front door. Radiator

### Lounge/diner 22'9 x min 9'9 max 12'9 (6.93m x min 2.97m max 3.89m)

Upvc double glazed window to front aspect. 2 x radiators.

### Kitchen 11'1 x 10'2 (3.38m x 3.10m)

Upvc double glazed window and door to rear aspect.

### Landing

### Bathroom 5'1 x 6'10 (1.55m x 2.08m)

With suite comprising bath, wash hand basin and w.c., Double glazed window to rear aspect.

### Bedroom 1 13'3 x 13'6 (4.04m x 4.11m)

2 x double glazed windows to front. Radiator.

### Bedroom 2 6'11 x 9'6 (2.11m x 2.90m)

Upvc double glazed window. Radiator.

### Bedroom 3 5'11 x 10'4 (1.80m x 3.15m)

Shower cubicle. Radiator. Double glazed window to rear aspect.

### Outside

Enclosed rear garden with side access.

### 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

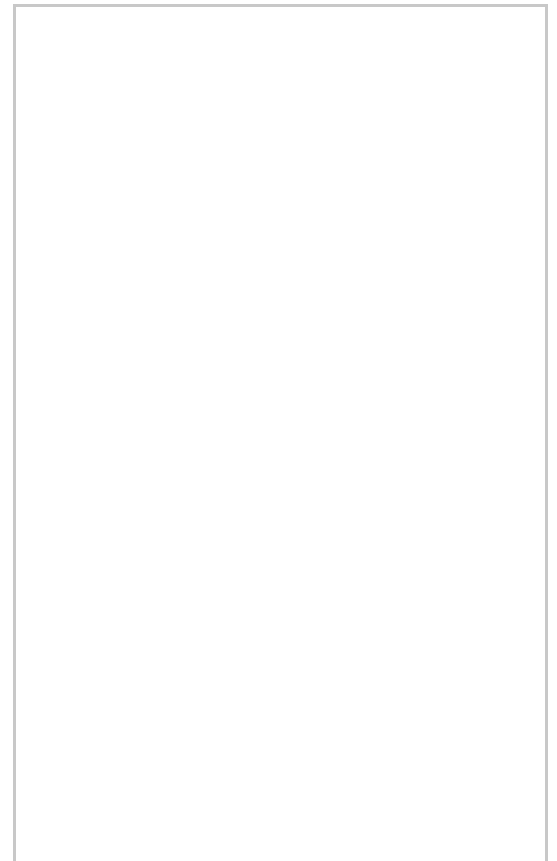
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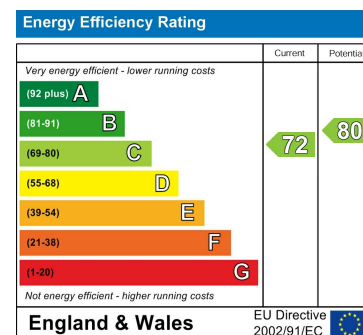
### Area Map



### Floor Plans



### Energy Efficiency Graph



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