



## 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

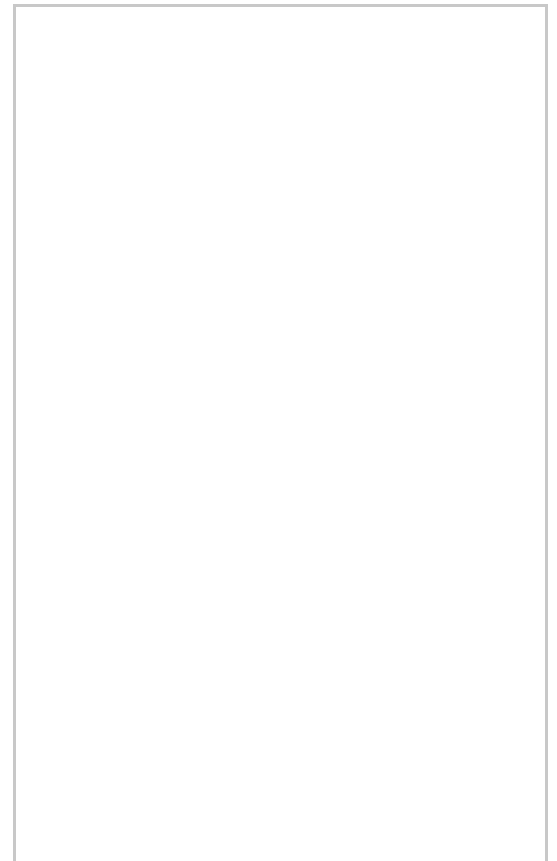
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

24 Cardiff Street, Aberdare, CF44 7DP

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