



## 33 The Walk

, Aberdare, CF44 0RQ

£449,995



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## Entrance Hall

10'2 x 13'3 (3.10m x 4.04m)

Stairs to first floor. Upvc double glazed front door. Radiator. Alarm system.

## Cloakroom

With modern suite in white comprising w.c., vanity wash hand basin. Radiator.

## Study/Sitting room

7'4 x 9'8 (2.24m x 2.95m)

Upvc double glazed window to front aspect. Radiator. Tiled floor.

## Lounge

18'8 x 12' (5.69m x 3.66m)

Upvc double glazed window to rear aspect. 2 x radiators. Attractive marble fire surround.

## Dining Room

12 x 13'5 (3.66m x 4.09m)

Radiator. Upvc double glazed window to front aspect.

## Fitted Kitchen

11'3 x 12' (3.43m x 3.66m)

With a modern range of wall and base units, stainless steel sink unit, electric hob and oven, integrated dishwasher and fridge. Radiator. Tiled floor.

## Breakfast Room

9'1 x 9'7 (2.77m x 2.92m)

Double glazed patio doors to rear garden. Radiator.

## Utility Room

8'4 x 9'3 (2.54m x 2.82m)

Upvc double glazed window to rear and door to garden. Sink unit. Provision for plumbed in washing machine. Radiator. Door to garage.

## Landing

## Bedroom 1

12' x 12'9 (3.66m x 3.89m)

Upvc double glazed window to front aspect. Radiator.

## Walk through Dressing Area

With an excellent range of fitted wardrobes

## En-suite Shower Room

Modern suite in white comprising shower, vanity wash hand basin, w.c., chrome heated towel rail.

## Bedroom 2

14'8 min 18 max into recess x 11'7 (4.47m min 5.49m max into recess x 3.53m)

Upvc double glazed window to front aspect. Radiator.

## Bedroom 3

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

Radiator. Upvc double glazed window to rear aspect.

## Main Family Bathroom

7'10 x 6'8 (2.39m x 2.03m)

With modern suite in white comprising, bath, wash hand basin and w.c., shower over bath, chrome heated towel rail.

## Bedroom 4

17'10 x 11'8 (5.44m x 3.56m)

Large double bedroom with 2 x velux window, Eaves storage. Radiator.

## Double Garage

18'2 x 18' (5.54m x 5.49m)

Remote control up and over door. Wall mounted gas boiler serving hot water and heating system. Water tap. Power and light connected.

## 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

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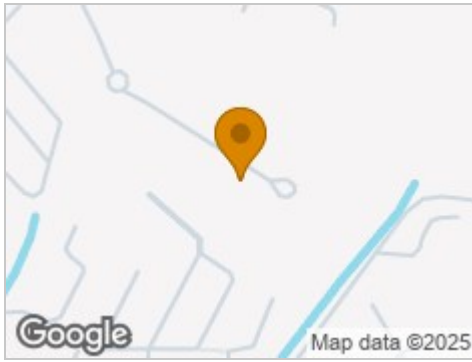
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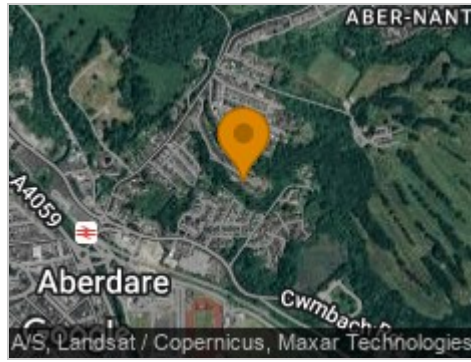
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## Road Map



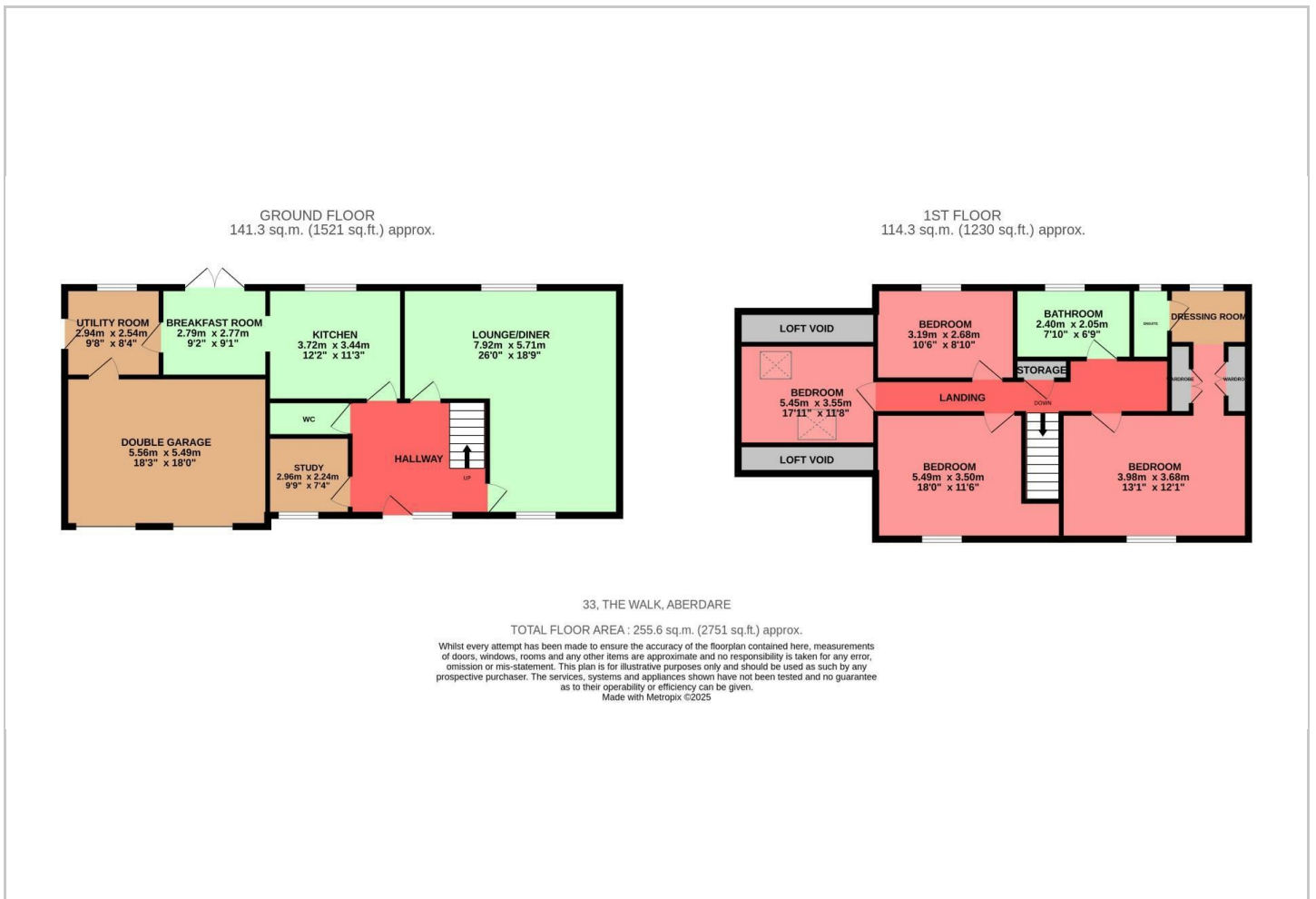
## Hybrid Map



## Terrain Map



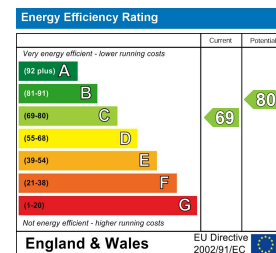
## Floor Plan



## Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.