



Maes-Y-Deri

Aberdare, CF44 6TG

£59,995



- ** IDEAL BUY TO LET INVESTMENT
- ** SPACIOUS FIRST FLOOR 2 DOUBLE BEDROOM MAISONETTE
- ** ENTRANCE HALL. LOUNGE. FITTED KITCHEN.
- ** LANDING 2 DOUBLE BEDROOMS. BATHROOM
- ** ENJOYING FABULOUS VIEWS
- ** AMPLE COMMUNAL OFF ROAD PARKING
- ** GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- ** WE ARE ADVISED THAT THE PROPERTY IS LEASEHOLD DETAILS PROVIDED

Pleasantly sited within walking distance of local primary schools and good amenities close by.



Entrance Hall

Stairs to first floor. Upvc double glazed front door. Storage cupboard. Radiator.

Kitchen 11'4 x 7'6 (3.45m x 2.29m)

With a range of wall and base units, sink unit. Double glazed window. Cooking is by electric.

Lounge 18'8 x 11'3 (5.69m x 3.43m)

Two double glazed windows. Radiator.

landing

Separate W.C.

Double glazed window.

Bathroom 5'6 x 5'10 (1.68m x 1.78m)

With bath, wash hand basin in white. Double glazed window.

Bedroom 1 8'8 x 15'1 (2.64m x 4.60m)

Radiator. Double glazed window and door to balcony.

Bedroom 2 9'6 x 15' max 12'8 min (2.90m x 4.57m max 3.86m min)

Double glazed window. Radiator. Cupboard housing gas boiler serving hot water and heating system

Outside

Ample communal parking.

Tenure

Leasehold 125 years from 1990 Service charge £235.81 per annum

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.

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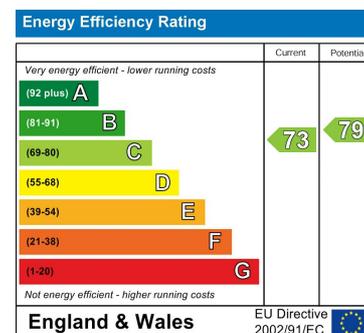
Area Map



Floor Plans



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.

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