



Tanycoed Terrace

Aberdare, CF44 6AY

Offers Over £70,000



- ** NO ONWARD CHAIN
- ** IDEAL BUILDERS PROJECT
- ** MIDDLE OF TERRACE HOUSE IN NEED OF RENOVATION
- ** ENTRANCE HALL, LOUNGE/DINER, KITCHEN
- ** 2 BEDROOMS
- ** UPSTAIRS BATHROOM
- ** REAR GARDEN

Located in the village of Abercwmboi which lies between Mountain Ash and Aberdare within walking distance of local schools and amenities.



Entrance Hall

Stairs to first floor

Lounge/Diner 12'9 x 20'5 (3.89m x 6.22m)

Window to front aspect. Doors to rear garden.

Kitchen 10' x 8'9 (3.05m x 2.67m)

Window and door to rear garden.

Landing

Bathroom 7'6 x 10'9 max (2.29m x 3.28m max)

With bath, wash hand basin and w.c., window to rear aspect.

Bedroom 1 12'3 x 9'7 (3.73m x 2.92m)

Two windows to front aspect.

Bedroom 2 7'9 x 8'4 (2.36m x 2.54m)

Window to rear aspect.

Outside

Rear Garden

Tenure

Freehold so we are advised

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

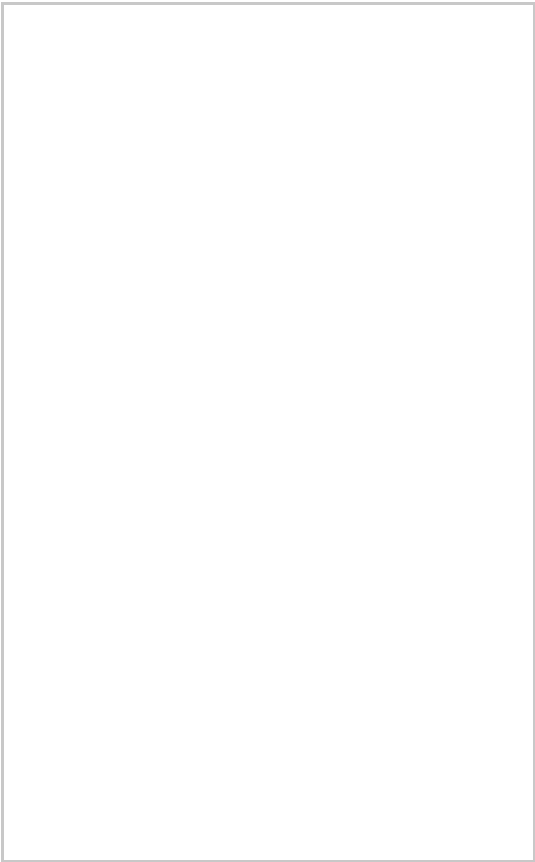
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

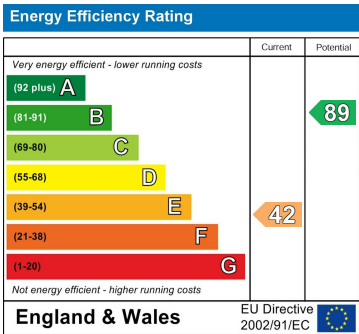
Area Map



Floor Plans



Energy Efficiency Graph



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.