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Graig Avenue, Abercymboi CF44 6AF

FOR SALE £105,000







- 2 BEDROOMS
- SEMI DETACHED
- VIEWS TO THE REAR















Property Description

** SEMI DETACHED WITH 2 BEDROOMS **

A good size semi detached property with two bedrooms.

Picturesque views to the rear of the surrounding mountain side

Ideal family location as situated close to play park and primary school on your doorstep.

Local convenience stores at the bottom of the hill together with the main bus route.

The town centre of Aberdare and Mountain Ash are a short drive/bus away with their train stations and further shops. There are local superstores within walking distance and a further train station situated in Cwmbach.

The property is to be sold with vacant possession and no onward chain.

Fantastic links to the A470 and the A465.

Accommodation: Entrance hall, reception room 1, reception room 2, kitchen, utility room, upstairs bathroom and two bedrooms.

ENTRANCE HALL

Entrance via a composite front door.
Wallpaper walls and ceiling. Carpet
flooring. Radiator. Stairs to first floor.
Doors to two reception rooms. Cupboard
housing electric meter and fuse board.
Under stair storage.

RECEPTION ROOM 1

3.60 m x 3.14 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Power points. Tiled fireplace housing electric log burner stove. uPVC bay window to the front.









RECEPTION ROOM 2

4.94 m x 3.75 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. Power points. Door to kitchen. uPVC window to the rear with amazing views of the surrounding area.

KITCHEN

2.47 m x 2.24 m

Base and wall units in wood with complimentary black work surface. Built in oven and hob. Emulsion ceiling. Tiled walls. Tiled floor. Radiator. Power points. uPVC window to the side and door to the exterior.

UTILITY ROOM

1.88 m x 1.61 m

Emulsion ceiling. Emulsioned stone walls. Carpet flooring. Power points. Plumbed for automatic washing machine. uPVC door and window to the rear.

LANDING

Emulsion ceiling. Wallpaper walls. Carpet flooring. Attic access. Doors to two bedrooms and upstairs bathroom.

UPSTAIRS BATHROOM

2.80 m x 2.12 m

Four piece suite comprising bath with shower over head and mixer taps, w.c, wash hand basin and bidet. Emulsion ceiling. Wallpaper and tiled walls. Vinyl flooring. Radiator. Cupboard housing combi boiler.

Shaver point. uPVC window to the rear with frosted glass.









BEDROOM 1

4.88 m x 3.21 m

Original fireplace as a lovely feature. Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.

BEDROOM 2

3.57 m x 2.68 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the rear.

EXTERIOR

Front - Enclosed front forecourt. Side access.

Rear - Concrete section leading onto lawn area. Rear lane access. Beautiful views of the surrounding mountains.











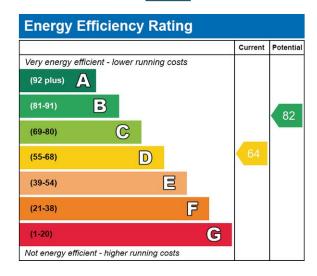
Misdescriptions Act 1991

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