



60 Gloucester Street, Aberdare, CF44 7BP

£84,995

NO ONGOING CHAIN.....IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. Do not miss out on this spacious terraced property, close to Aberdare town centre. Pennaf Premier are pleased to offer for sale this four bedroom property, with three reception rooms, kitchen and bathroom to the ground floor. Ideal location, call now to arrange an appointment with a member of our team on 01639 760033.

GROUND FLOOR

Entrance Hall

Entrance via PVCu double glazed door, paper to ceiling and walls, vinyl to floor.

Lounge

8'9" x 10'6" (2.674 x 3.209)

Wood door, emulsion walls, radiator, central light, uPVC window to the front of the property.



Kitchen

9'1" x 8'10" (2.787 x 2.712)

Fully fitted wall and base units, laminate worktops, single sink with drainer, mixer taps, tiled splashback, free standing gas cooker, space for fridge freezer, plumbing for washing machine, vinyl flooring, central light, uPVC window to the side of the property, uPVC door giving access to the rear of the property. Access to the bathroom.



Sitting Room

10'6"x 7'11" (3.206x 2.427)

Wood door, carpet to the floor, emulsion and papered walls, uPVC window to the front of the property.



Bathroom

6'4" x 5'8" (1.949 x 1.742)

Panelled bath, pedestal wash basin, radiator, respetex to walls, rear facing window.



Family Room

11'11" x 17'6" (3.645 x 5.338)

Laminate flooring, papered and emulsion walls, radiator, two central lights, uPVC window to the rear of the property. Storage cupboard understairs. Stairs leading to the first floor.

TOILET

Window to rear of property, W.C.,

FIRST FLOOR

Landing

Carpet to the stairs and landing. Access to four rooms.



Bedroom

11'1" x 11'0" (3.389 x 3.369)

Wood door, carpet to the floor, paper and emulsion walls, radiator, central light, uPVC window to the front of the property.



Bedroom

12'4" 15'0" (3.762 4.580)

Wood door, carpet to the floor, paper and emulsion walls, radiator, central light, uPVC window to the front of the property, boiler.



Bedroom

9'2" x 11'0" (2.813 x 3.367)

Wood door, carpet to the floor, papered and emulsion walls, radiator, central light, uPVC window to the front of the property.



Bedroom

23'8" x 4'5" (7.225 x 1.348)

Wood door, carpet to the floor, emulsion and papered walls, central light, radiator, uPVC to the front.

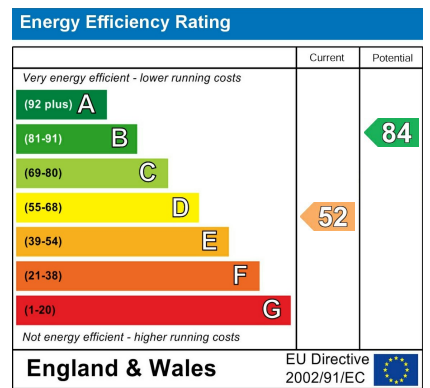
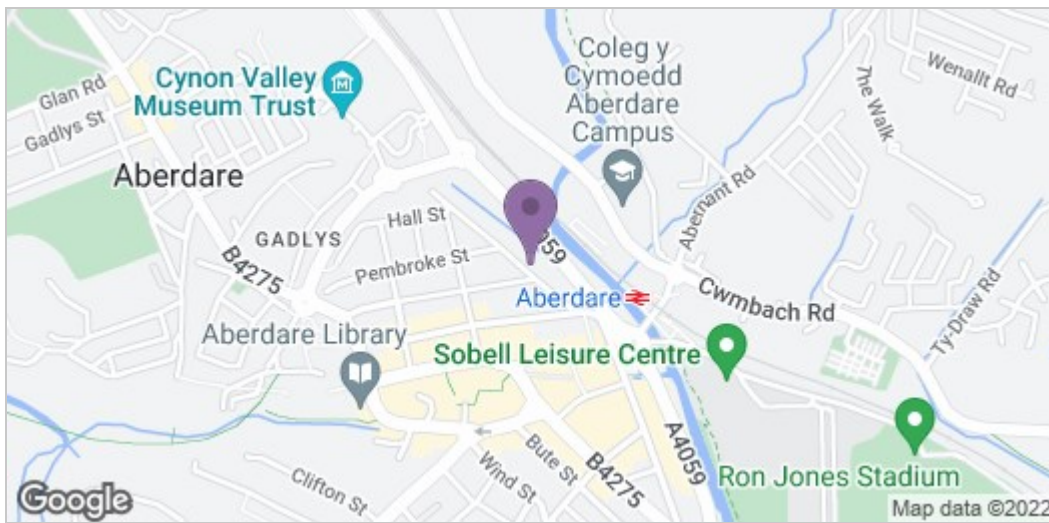


OUTSIDE

Garden

Enclosed rear garden with passageway to the front of the property.





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.