

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**7 Fair Oak Close
Aberdare, CF44 8BT
£349,950**

****INTERNAL VIEWING RECOMMENDED**** A detached bungalow in a popular location close to Dare Valley Country Park. The bungalow has been renovated throughout to a high standard and benefits from feature wane edge oak cladding to the outside and picture windows in the lounge overlooking the garden. The property is tucked away in a large, private corner plot with further potential to develop. Its has a large driveway leading to a detached garage.

COMPRISING: Hallway; lounge; kitchen/diner; utility room; 2 bedrooms; bathroom; front and rear gardens; driveway to detached garage.

DURBINS LEGAL ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

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Hallway

10'0" x 11'0" (3.05m x 3.35m)

Entrance via double glazed front door, emulsion walls and ceiling, coving, spotlights and central ceiling light, underfloor heating, airing cupboard, designer vertical grey radiator, BT socket, tiled floor.

Lounge

23'11" x 16'9" (7.29m x 5.11m)



Two double glazed picture windows, emulsion walls and ceiling, coving, two radiators, TV aerial, built-in speakers, recessed gas fire, oak flooring.

Kitchen/diner

22'8" x 10'9" (6.91m x 3.28m)



Double glazed windows and French doors, emulsion walls and ceiling, coving, sunken spotlights, range of base and wall units, built-in oven, island housing hob with central extractor fan, tiled floor.

Dining area



Utility room

9'2" x 4'5" (2.79m x 1.35m)

Double glazed window and door, emulsion walls and ceiling, coving, range of units, stainless steel sink unit, tile splashbacks, tiled floor.

Bedroom 1

13'5" x 14'7" (4.09m x 4.45m)



Double glazed window and patio doors, emulsion walls and ceiling, built-in wardrobes, radiator, TV aerial, fitted carpet.

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Bedroom 2

11'4" x 10'4" (3.45m x 3.15m)



Double glazed window, emulsion walls and ceiling, radiator, TV aerial, fitted carpet.

Bathroom

9'10" x 7'7" (3.00m x 2.31m)



Double glazed windows, tiled walls, emulsion ceiling, heated towel rail, w.c., vanity unit housing wash hand basin, free standing modern bath, wet room style shower area, tiled floor.

Outside




Paved driveway leading to detached garage with electric supply. Lawned front garden with water feature and path leading to front door. Rear garden with covered veranda and patio areas.

Disclaimer

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. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 