



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Fothergill Street

Abernant, Aberdare, CF44 0SA

**£159,995**



Nestled in the charming village of Abernant, Aberdare, this delightful terraced house on Fothergill Street offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere.

The house boasts two generous bedrooms, providing ample space for rest and privacy. Each bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. Additionally, there are two bathrooms, which is a significant advantage for families or those who enjoy having extra facilities.

For those with vehicles, the property boasts a garage for off-road parking. The desirable village location enhances the appeal of this home, offering a friendly community atmosphere while still being close to local amenities.

This terraced house is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in a picturesque setting. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.



## Entrance Hall

UPVC front door. Radiator. Understair storage.

## Reception Room 1 20'6" x 16'3" (6.26 x 4.97)

UPVC double glazed window to front. Electric fire. 2x radiator.

## Kitchen 16'2" x 8'11" (4.95 x 2.73)

Electric oven and hob. Plinth heater. Provisions for washer/dryer/fridge/freezer.

## Reception Room 2

UPVC double glazed windows and patio to rear. Radiator.

## Utility

## Shower Room 5'2" x 4'9" (1.58 x 1.47)

UPVC double glazed window to rear. Shower. W.C. Handwash basin.

## Landing

Attic trap.

## Bedroom 1 12'9" x 9'6" (3.89 x 2.90)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

## Bedroom 2 326 x 263 (99.36m x 80.16m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

## Bathroom 7'4" x 7'1" (2.26 x 2.17)

UPVC double glazed window to rear. Shower. W.C. Vanity handwash basin. Tiled. Heated towel rail.

## Outside

Garage. Patio. Outside tap.

## 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.

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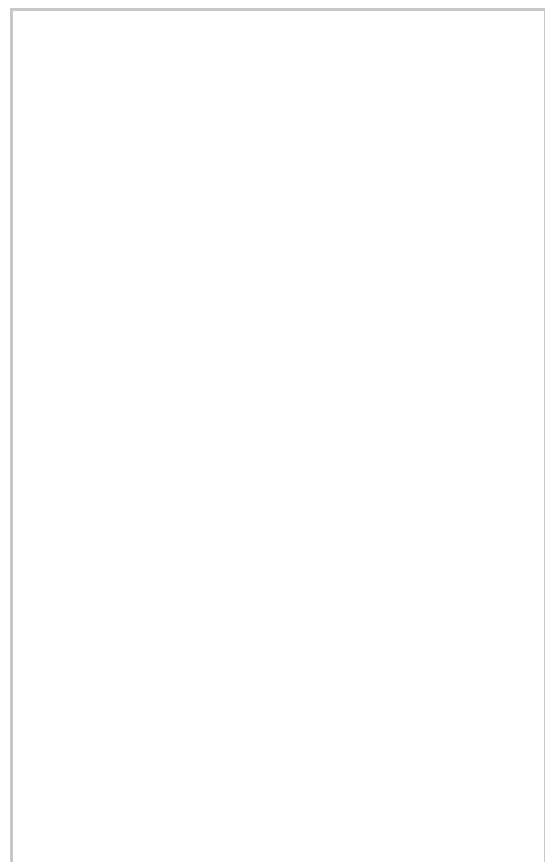
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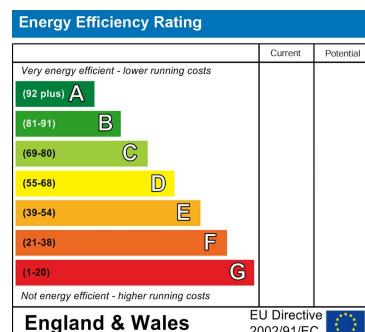
## Area Map



## Floor Plans



## Energy Efficiency Graph



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