



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

**£315,000**



Situated in the desirable area of Maes Y Ffion, Llwydcoed, Aberdare, this immaculate new build, detached house by Bellway presents an exceptional opportunity for those seeking a modern family home. With three well-proportioned bedrooms and three bathrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The contemporary design and high-quality finishes throughout the home create an inviting atmosphere that is both stylish and functional.

One of the standout features of this property is the converted office space, ideal for those who work from home or require a dedicated area for study. This versatile space can easily adapt to your needs, making it a valuable addition to the home.

The property also boasts parking for two vehicles, ensuring convenience for you and your guests. The sought-after location enhances the appeal, offering a peaceful environment while still being within easy reach of



## Entrance Hall

UPVC front door. Tiled floor. Radiator.

## Cloakroom

UPVC double glazed window to side. W.C. Handwash basin.

## Living Room 1 14'03 x 11'01 (4.34m x 3.38m )

UPVC double glazed bay window to front. Radiator.

## Kitchen/Diner 18'05 x 11'05 (5.61m x 3.48m )

UPVC double glazed window to rear and UPVC patio double doors to rear. Tiled floor. Radiator. Integrated oven and gas hob. Integrated washer/dryer. Integrated fridge/freezer. Storage.

## Landing

### Bedroom 1 12'07 x 11'02 (3.84m x 3.40m )

UPVC double glazed window to front. Radiator.

## Ensuite

UPVC double glazed window to front. Shower. W.C. Radiator. Wash hand basin.

### Bedroom 2 10'02 x 8'06 (3.10m x 2.59m )

UPVC double glazed window rear. Radiator.

### Bedroom 3 10'08 x 7'11 (3.25m x 2.41m )

UPVC double glazed window rear. Radiator.

### Bathroom 8'05 x 5'07 (2.57m x 1.70m )

UPVC double glazed window. Bath. W.C. Handwash basin. Heated towel rail.

## Outside

Driveway. Detached garage with petitioned office space with power and light. Patio and lawn. Side access.

## 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

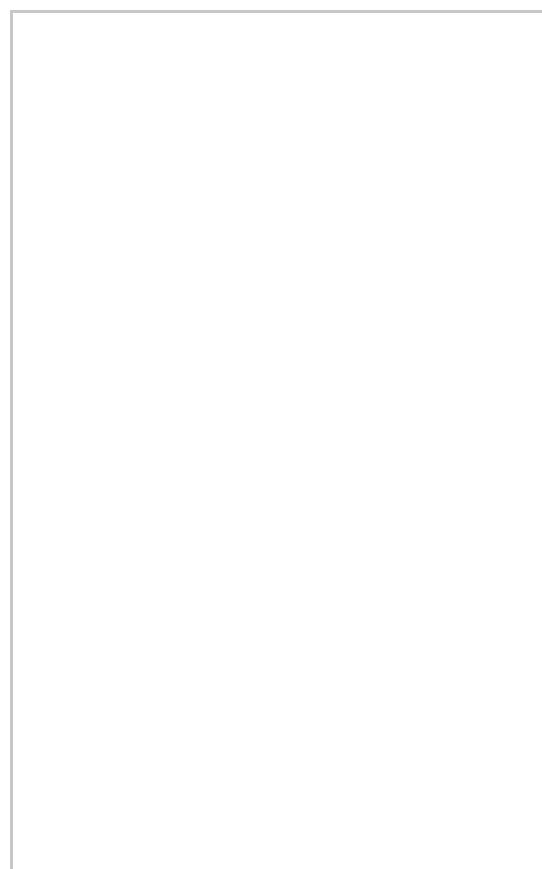
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

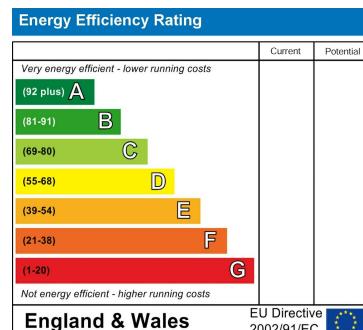
## Area Map



## 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.