



# Gadlys Road

Aberdare, CF44 8AB

£124,995



Located on Gadlys Road in Aberdare, this modernised terraced house is an Ideal First Time buy, Just moments away from the town centre, schools, and supermarkets, this property offers convenience at its finest. The property is offered with no onward chain.

The entrance hall, lounge/diner is perfect for relaxing or entertaining guests, modern fitted kitchen. The easy maintenance patio garden is ideal for enjoying a cup of tea on a sunny afternoon.

Upstairs, you will find a modern family shower room and three good size bedrooms, providing ample space for the whole family. The property is equipped with gas central heating and double glazed windows, ensuring comfort all year round.

One of the highlights of this house is the light and modern main bedroom in the attic. With Velux windows that let in plenty of natural light, this space is perfect for unwinding after a long day.

Don't miss the opportunity to make this house your home. With its convenient location and modern amenities, we are advised that the property is Freehold.



### Entrance Hall

Stairs to first floor.

### Lounge/Diner 22'3 x 13'2 max 10'1 min (6.78m x 4.01m max 3.07m min)

Upvc double glazed window to front aspect. Radiator x 2.

### Fitted Kitchen 9'7 x 12'9 (2.92m x 3.89m)

With modern range of wall and base units incorporating stainless steel sink unit, electric hob and oven, provision for plumbed in washing machine, wall mounted gas boiler serving hot water and heating system. Radiator. Double glazed window to rear aspect.

### Landing

### Shower Room

Modern suite in white comprising shower enclosure, vanity wash hand basin and w.c., double glazed window to rear aspect. Chrome heated towel rail

### Bedroom 1 7'3 x 10'11 (2.21m x 3.33m)

Radiator, upvc double glazed window to rear aspect.

### Bedroom 2 10'11 x 7'7' min 10'6 into recess (3.33m x 2.31m' min 3.20m into recess)

Radiator. Upvc double glazed window to front aspect. Built-in wardrobe.

### Further staircase to Attic Room 16'4 x 10'7 (4.98m x 3.23m)

Two radiators. Velux window to front aspect. Double glazed window to rear aspect.

### Outside

Enclosed rear garden paved with storage outbuilding.

### Disclaimer

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The Property Misdescription Act 1991

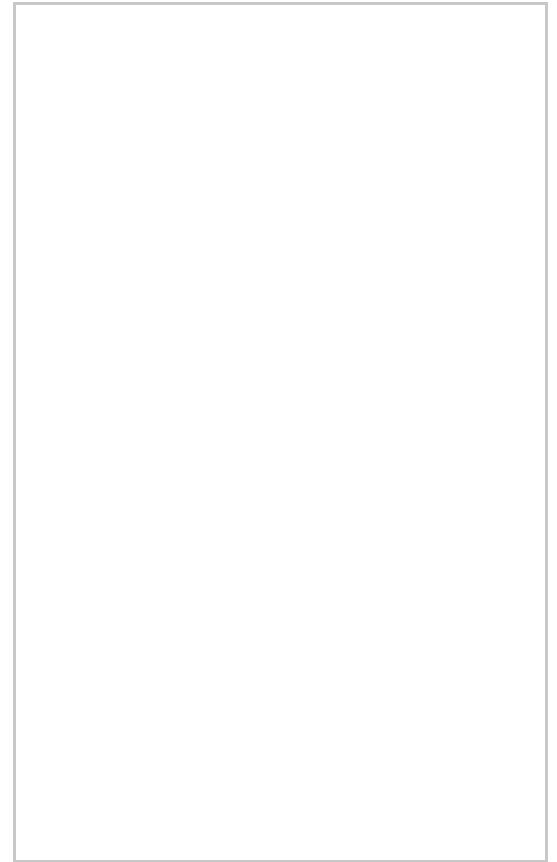
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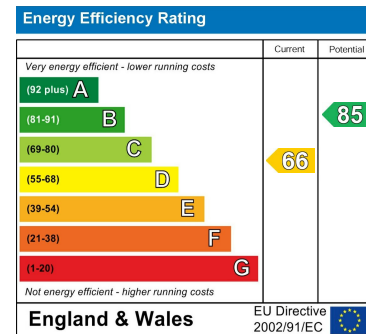
## Area Map



## Floor Plans



## Energy Efficiency Graph



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