



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Giles Court

Aberdare, CF44 8EE

Offers Over £159,995



Located in the charming area of Giles Court, Aberdare, this delightful terraced house offers a unique opportunity to own one of the original miners' cottages, steeped in history and character. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

The property features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The layout is both practical and spacious. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous front and rear gardens, which offer a wonderful outdoor space for gardening enthusiasts or simply enjoying the fresh air. The gardens provide a tranquil setting, ideal for unwinding after a long day or hosting summer gatherings with friends and family.

Situated in a quiet location, this home benefits from a peaceful atmosphere while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a friendly community or a first time buyer, this property is sure to impress. Do not miss the chance to make this lovely miners' cottage your new home.



Entrance Hall

Composite front door.

Living Room 19'04 x 13'01 (5.89m x 3.99m)

UPVC double glazed window to front. Radiator. Understair storage.

Kitchen/Diner

UPVC double glazed window to rear and back door. Radiator. Skylight. Spot lights. Provisions for washer/dryer/fridge/freezer.

Landing

Attic trap. Attic boarded.

Bedroom 1 13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window to front x2. Radiator. Storage.

Bedroom 2 10'00 x 9'11 (3.05m x 3.02m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 8'06 x 7'11 (2.59m x 2.41m)

UPVC double glazed window to rear. Radiator.

Bathroom 5'07 x 5'01 (1.70m x 1.55m)

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

Outside

Front and rear gardens. Combination of lawn and 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.

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

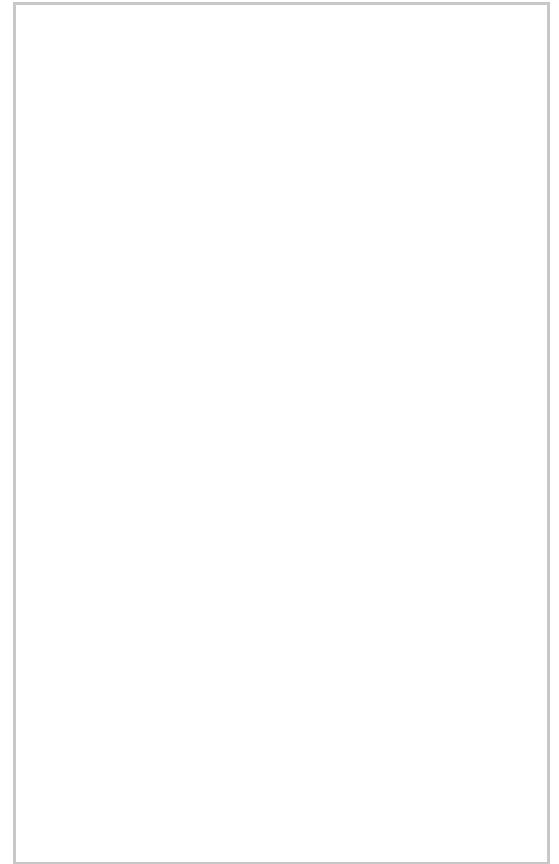
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

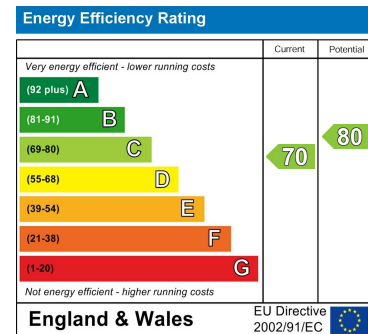
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>