



# Maesycoed

Aberdare, CF44 8RG

£164,995



Situated in the charming village of Cwmdare, this immaculate and spacious 3-bedroom end of terrace family house is a true gem waiting to be discovered. Boasting two reception rooms, a modern fitted kitchen, and a convenient downstairs w.c., this property offers the perfect blend of comfort and functionality.

The sought-after location of Maesycoed in Aberdare provides easy access to excellent country walks and local schools, making it an ideal setting for families looking to settle down. The light and airy entrance hall sets the tone for the rest of the house, leading to two double bedrooms, a generous single bedroom, and a well presented modern bathroom with bath and separate shower.

With gas central heating and double glazed windows. Outside, a rear garden and garage offer additional space for outdoor activities and storage.

Whether you're a first-time buyer or looking to upgrade to a family-friendly environment, this charming house ticks all the boxes. Don't miss out on the opportunity to make this house your home sweet home in the heart of Aberdare.



### Entrance Hall

Stairs to first floor radiator. under stairs storage cupboard. Upvc double glazed front door.

### Downstairs Cloakroom

Upvc double glazed window to front aspect. Vanity wash hand basin, w.c., radiator.

### Lounge 10'7 x 13'7 (3.23m x 4.14m)

Upvc double glazed bay window, radiator. Vertical blinds.

### Dining Room 10'6 x 9'10 (3.20m x 3.00m)

Upvc double glazed window to rear aspect. Radiator.

### Modern fitted kitchen 9 x 9'8 (2.74m x 2.95m)

With a modern range of wall and base units incorporating gas hob and oven, integrated dishwasher. Ceramic sink, extractor hood. Provision for plumbed in washing machine.. Upvc double glazed window to rear aspect. Door to rear garden.

### Landing

### Bedroom 1 10'9 max 9' min x 10'6 (3.28m max 2.74m min x 3.20m)

Radiator. Upvc double glazed window.

### Bedroom 2 10'7 x 13'6 max 11'8 min (3.23m x 4.11m max 3.56m min)

Upvc double glazed window to front aspect. Radiator.

### Bedroom 3 6'6 x 9'1 (1.98m x 2.77m)

Radiator. Upvc double glazed window to front aspect.

### Modern Bathroom

Airing cupboard with gas combi boiler. Modern suite in white comprising bath, vanity wash hand basin and w.c., separate shower enclosure. Heated towel rail. Upvc double glazed window to rear aspect.

### Outside

Rear garden with paved seating area. Garage with off road parking.

### 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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The Property Misdescription Act 1991

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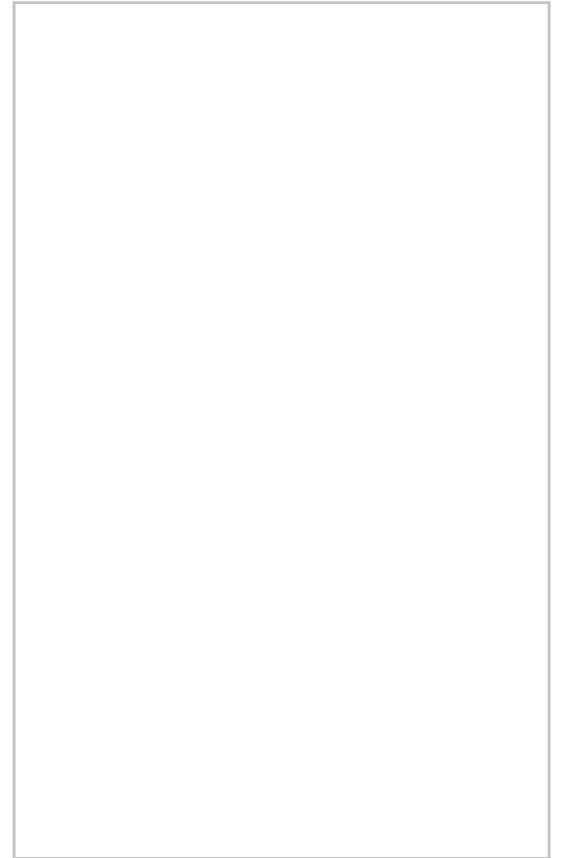
### Tenure

WE are advised by the vendor that the property is Freehold.

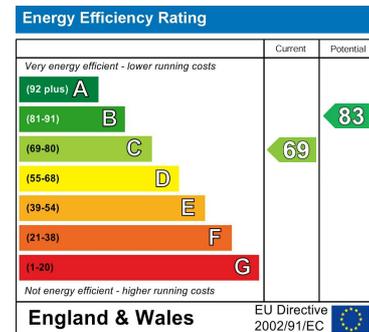
## Area Map



## Floor Plans



## Energy Efficiency Graph



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