



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## High Street

Glynneath, Neath, SA11 5AL

£265,000



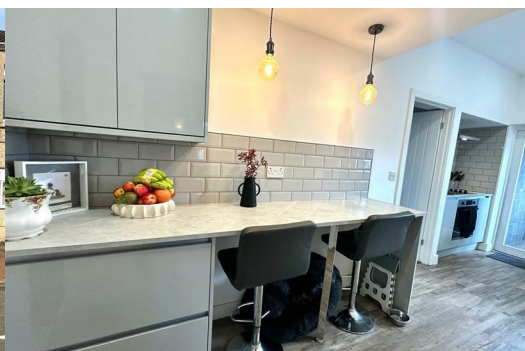
Nestled on High Street in Glynneath, this impressive semi-detached house offers a perfect blend of space, comfort, and modern living. Recently renovated to a high standard, this property boasts four spacious bedrooms and three inviting reception rooms, making it an ideal family home.

As you enter, you will be greeted by a bright and airy atmosphere, enhanced by the thoughtful design and contemporary finishes throughout. The generous reception rooms provide ample space for relaxation and entertaining, while the well-appointed kitchen is perfect for culinary enthusiasts. The property also features two modern bathrooms, ensuring convenience for all residents.

Outside, you will find a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The side access and off-road parking for up to three vehicles add to the practicality of this home, making it easy for you and your guests to come and go with ease.

Situated close to the stunning local attraction of Sgwd Gwladys, this property is also well-connected with excellent road links to Swansea and the picturesque Gower Peninsula. Whether you are seeking a peaceful retreat or a vibrant community, this location offers the best of both worlds.

In summary, this semi-detached house on High Street is a remarkable find, combining generous living space, modern amenities, and a prime location. Do not miss the opportunity to make this delightful property your new home.



Entrance Hall

Composite front door. Radiator.

Reception Room 1 22'07 x 10'07 (6.88m x 3.23m)

UPVC double glazed window to front. 2 Radiators. Wall mounted electric fire.

Reception Room 2 12'08 x 11'09 (3.86m x 3.58m)

UPVC double glazed window to front. Radiator.

Reception Room 3 10'07 x 9'11 (3.23m x 3.02m)

UPVC double glazed window to side.

Kitchen 17'07 x 10'04 max x 5'07 min (5.36m x 3.15m max x 1.70m min)

UPVC double glazed window to side. Wall mounted Radiator. Integrated oven and induction hob. Provisions for washing machine.

Utility Room

Composite rear door. Provisions for fridge/freezer.

Shower Room 7'03 x 5'11 (2.21m x 1.80m )

UPVC double glazed window to rear. Walk-in shower. Heated towel rail. WC. Handwash basin.

Landing

Attic trap. Radiator.

Bedroom 1 13'00 x 10'08 (3.96m x 3.25m)

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

Bedroom 2 12'03 x 10'09 (3.73m x 3.28m)

UPVC double glazed window to front. Radiator.

Bedroom 3 11'08 x 10'02 (3.56m x 3.10m)

UPVC double glazed window to front. Radiator.

Bedroom 4 11'08 x 10'10 (3.56m x 3.30m)

UPVC double glazed window to front. Radiator.

Family Bathroom 11'02 x 9'04 (3.40m x 2.84m )

UPVC double glazed window to rear. Wall mounted handwash basin. Separate Shower. Bath. WC. Heated towel rail.

Outside

Side and rear access. Rear off-road parking. Artificial grass and patio.

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

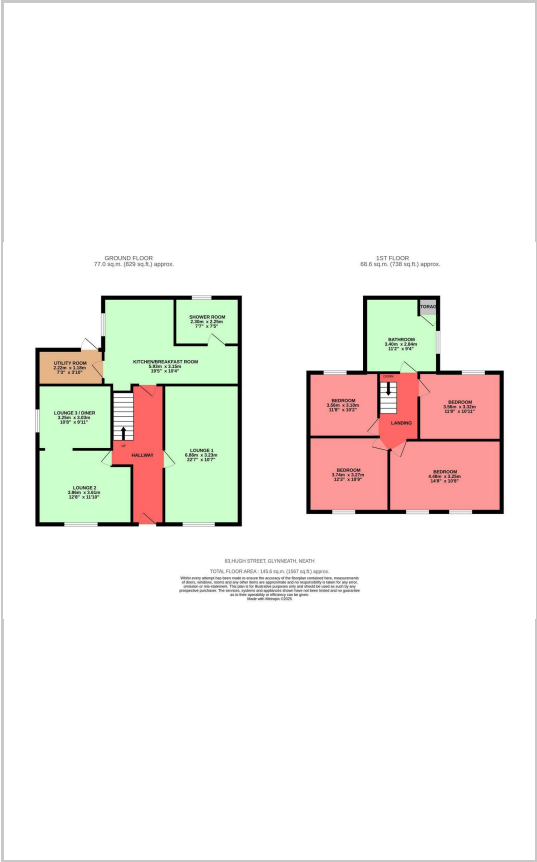
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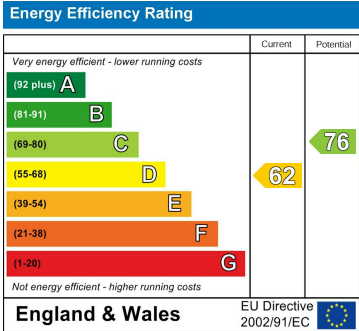
Area Map



Floor Plans



Energy Efficiency Graph



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