



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Harriet Street

Aberdare, CF44 8PP

£189,995



Located on Harriet Street in the charming area of Trecynon, this delightful cottage offers a perfect blend of comfort and tranquillity. With three spacious double bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The cottage features two inviting reception rooms, providing ample space for relaxation and entertaining.

The low-maintenance garden is a true gem, offering a peaceful outdoor retreat where one can unwind and enjoy the fresh air without the burden of extensive upkeep. This outdoor space is perfect for summer barbecues or simply enjoying a quiet moment with a book.

One of the standout features of this property is its proximity to the picturesque Aberdare Park, a lovely spot for leisurely strolls, picnics, or enjoying the beauty of nature. The park's scenic surroundings enhance the appeal of this cottage, making it a wonderful place to call home.

With its charming character and convenient location, this cottage on Harriet Street is a fantastic and rare opportunity for anyone looking to settle in a serene environment while still being close to local amenities. Don't miss the chance to make this lovely property your own.



Entrance Hall

UPVC front door. Radiator.

Reception Room 1 14'06 x 12'11 (4.42m x 3.94m)

UPVC double glazed window to front. Radiator. Fireplace.

Reception Room 2 18'08 x 7'11 (5.69m x 2.41m)

UPVC double glazed window to rear x2. Radiator. Fireplace.

Kitchen 18'04 x 6'08 (5.59m x 2.03m)

UPVC double glazed window and door to side. Integrated fridge/freezer. Electric oven and gas hob. Radiator. Provisions for washer/dryer.

Landing

Attic trap.

Bedroom 1 15'09 x 7'11 (4.80m x 2.41m)

UPVC double glazed window to rear. Radiator.

Bedroom 2 14'04 x 8'10 (4.37m x 2.69m)

UPVC double glazed window to front. Radiator.

Bedroom 3 12'11 x 9'00 (3.94m x 2.74m)

UPVC double glazed window to front. Radiator. Storage.

Bathroom 14'09 x 4'09 (4.50m x 1.45m)

UPVC double glazed window to rear. Radiator. W.C. Bath. Handwash basin. Separate shower.

Outside

Front and rear gardens. Patio. Decking. Shed. Rear 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

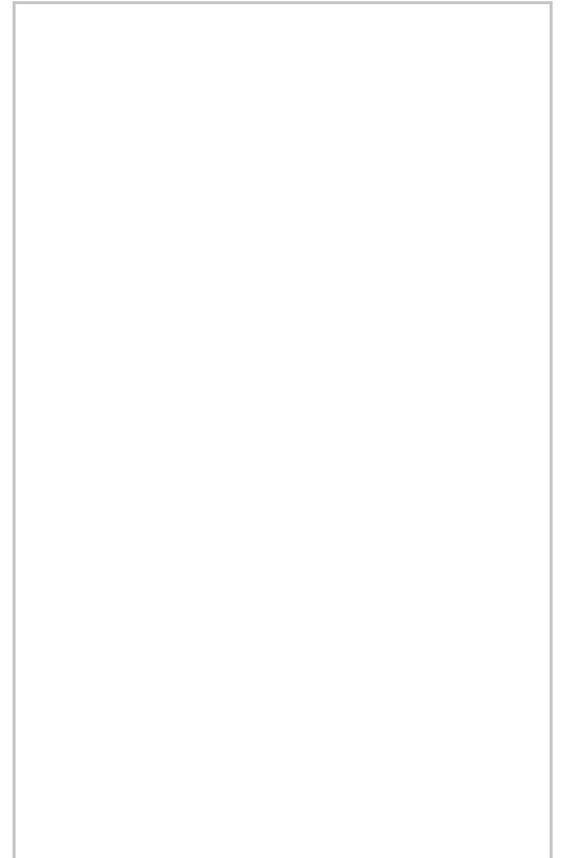
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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>