



## Hillcrest Avenue

Aberdare, CF44 6YH

£172,000



Hillcrest Avenue in Aberdare, this delightful two-bedroom semi-detached bungalow with large attic space, offers a perfect blend of comfort and style. The property features a spacious reception room, ideal for relaxation and entertaining, and a well-appointed bathroom complete with an integrated shower for your convenience. One of the standout features of this bungalow is the large attic space, which is complemented by a walk-in wardrobe, providing ample space for your belongings and ensuring a clutter-free environment.

Situated in an elevated position, the property boasts exceptional views across the valley, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home. The exterior of the property is equally appealing, with a driveway leading to a single garage, providing secure parking and additional storage options. The front and rear gardens enhance the outdoor living experience, with the rear garden featuring low-maintenance artificial grass and a lovely decking area, perfect for alfresco dining or simply soaking up the sun.

With its desirable location, this semi-detached bungalow is an excellent opportunity for those seeking a comfortable and picturesque living space in Aberdare. Don't miss the chance to make this charming property your own.



Lounge

Fitted kitchen diner

Bedroom one

Bedroom two

Bathroom

Staircase to attic space

Attic space with velux windows

Walk-in wardrobe

Outisde

Front and rear gardens. Driveway and single garage.

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

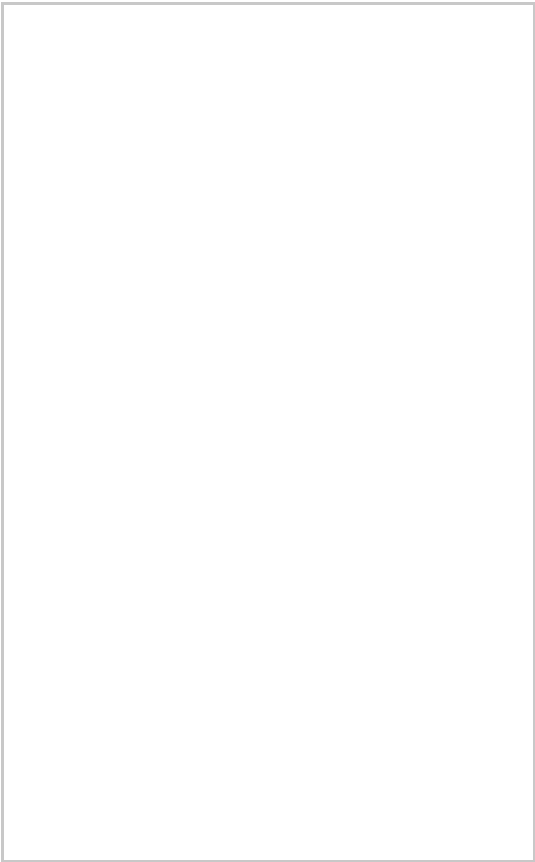
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

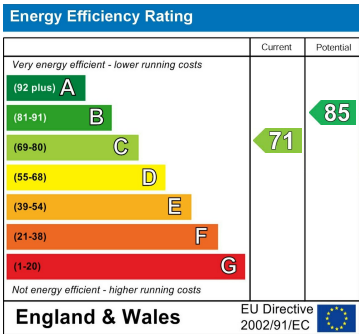
Area Map



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