MANNING
Estate Agents Limited

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Heol Ty Aberaman

Aberaman, Aberdare, CF44 6LP

£254,995

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Nestled in the charming area of Heol Ty Aberaman, Aberaman, this immaculate semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families or those seeking extra space. The generous reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The property boasts ample parking for up to three vehicles, ensuring convenience for residents and visitors alike. Situated within a friendly development, the community spirit is palpable, making it an inviting place to call home. Local amenities are within easy reach, providing everything you need for day-to-day living, from shops to recreational facilities.

This delightful home is not just a property; it is a lifestyle choice, offering a harmonious blend of comfort, convenience, and community. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this residence is sure to impress. Don't miss the opportunity to make this lovely house your new home.







Entrance Hall
UPVC double glazed front door.

Cloakroom
UPVC double glazed window to front. W.C. Handwash basin. Radiator.

Kitchen/Diner 18'02 x 8'07 (5.54m x 2.62m)
UPVC double glazed bay window to front. Radiator. Electric oven and hob. Integrated washer/dryer/fridge/freezer/microwave.

Living Room 17 x 16'03 (5.18m x 4.95m)
UPVC double glazed window and patio doors to rear. Radiator.

Landing
Attic trap.

Bedroom 1 12'10 x 10'06 (3.91m x 3.20m)
UPVC double glazed window to rear. Radiator. Fitted wardrobe.

En suite 7'07 x 3'00 (2.31m x 0.91m)
UPVC double glazed window to rear. W.C. Chrome heated towel rail. Shower. Handwash basin.

Bedroom 2 11'01 x 9'01 (3.38m x 2.77m)
UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3 6'11 x 6'09 (2.11m x 2.06m)
UPVC double glazed window to front. Radiator.

Bathroom
UPVC double glazed window to side. Chrome heated towel rail. Bath with shower. W.C. Handwash basin.

Outside
Garage with power and light. Side access. Driveway.

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

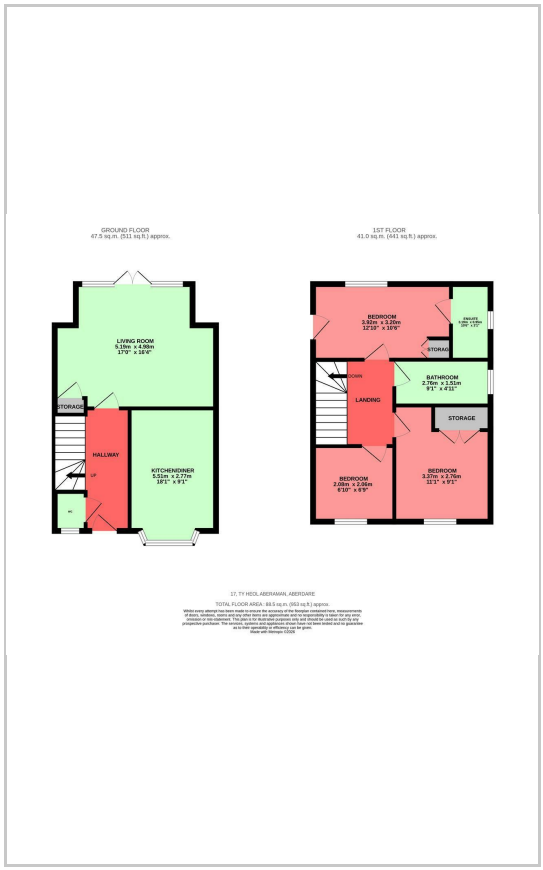
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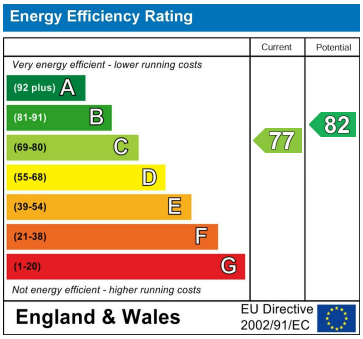
Area Map



Floor Plans



Energy Efficiency Graph



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