



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Tanybryn Street

Aberdare, CF44 7NB

£215,000



- ** SOUGHT AFTER LOCATION OUTSKIRTS OF TOWN CENTRE AND DARE VALLEY COUNTRY PARK
- **WELL PRESENTED SPACIOUS 3 BEDROOM FAMILY HOME PLUS ATTIC ROOM
- ** PERFECT FIRST TIME BUY
- ** FABULOUS WELL EQUIPPED KITCHEN AND ISLAND SEATING AREA PATIO DOORS TO GARDEN
- ** IMPRESSIVE ENTRANCE HALL. LIGHT BAY FRONTED LIVING ROOM. MODERN BATHROOM.
- ** 3 GOOD SIZE BEDROOMS. WALK-IN WARDROBE SPACE WITH FIXED STAIRS TO ATTIC ROOM
- ** GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS
- ** FORECOURT GARDEN AND ENCLOSED EASY MAINTENANCE REAR GARDEN WITH LARGE STORAGE
- ** EARLY VIEWING HIGHLY RECOMMENDED



ENTRANCE HALL

Stairs to first floor. Tiled Floor. Upvc double glazed front door. Radiator. Under stairs storage cupboard. Curved wall feature.

LIVING ROOM

Upvc double glazed bay window to front aspect. Two radiators.

FITTED KITCHEN/DINER 16'9 x 11'9 min 14'5 max (5.11m x 3.58m min 4.39m max)

With a modern range of wall and base units incorporating sink unit, wine cooler, dish washer, gas hob, extractor hood, electric oven and microwave. Island seating area. Upvc double glazed patio doors to rear garden.

INNER PORCH

With access to boiler room and utility area with provision for plumbed in washing machine.

MODERN BATHROOM 8'7 x 5'9 (2.62m x 1.75m)

With modern suite in white comprising bath, vanity wash hand basin and w.c., modern vertical radiator. Storage cupboard

LANDING

Storage cupboard.

BEDROOM 1 10'5 x 9'5 (3.18m x 2.87m)

Upvc double glazed window. Radiator.

BEDROOM 2 9'3 x 11'6 (2.82m x 3.51m)

Upvc double glazed window. Radiator.

BEDROOM 3 8'6 x 11'2 (2.59m x 3.40m)

Upvc double glazed window. Radiator.

WALK THROUGH STORAGE WARDROBE

With upvc double glazed window, fitted wardrobe, under stairs storage. Fixed staircase to attic.

Attic Room 16' 3 x 14'4 max floor space (4.88m 0.91m x 4.37m max floor space)

Velux window. Radiator.

Outside

Enclosed easy maintenance garden with artificial grass, paved seating area and large storage shed.

Tenure

Freehold so we are advised by vendor.

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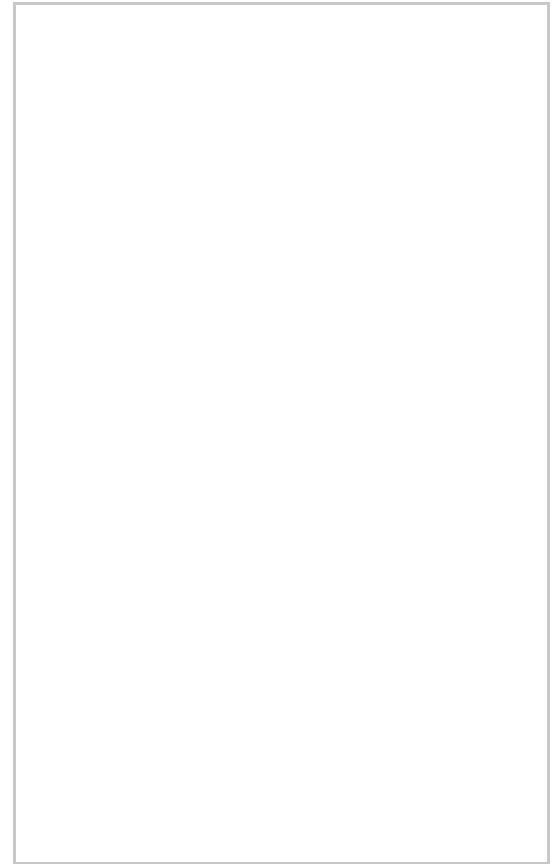
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Area Map



Floor Plans



Energy Efficiency Graph

