



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cwrt Cwm Cynon

Mountain Ash, CF45 4FH

£139,995



Nestled in the desirable Persimmon development in Mountain Ash, this charming property on Cwrt Cwm Cynon offers a perfect blend of style and practicality. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home with ample space.

Upon entering, you will find a welcoming open plan kitchen and reception room that is both stylish and functional, perfect for relaxing or entertaining guests. The property also includes a convenient downstairs WC, enhancing the overall practicality of the layout. A standout feature of this home is the media wall, which adds a modern touch and creates an inviting atmosphere.

The outdoor space is designed for low maintenance, featuring artificial grass, a patio, and decking area, allowing you to enjoy the beautiful mountain views without the hassle of extensive upkeep. This outdoor area is perfect for summer barbecues or simply unwinding after a long day.

Off road parking is available providing added convenience in this sought-after location. The property benefits from excellent transport links, making it easy to access nearby amenities and the surrounding areas.

In summary, this well-appointed two-bedroom house in Mountain Ash is a fantastic opportunity for those looking for a stylish and practical home in a picturesque setting. Don't miss your chance to make this delightful property your own.



### Entrance Hall

Composite front door. Radiator. Laminate flooring. Wall panelling

### Kitchen 22'01 x 11'02 max x 9'01 min (6.73m x 3.40m max x 2.77m min)

UPVC double glazed windows to front. Gas hob and integrated oven. Provisions for washing machine and fridge/freezer. Laminate flooring.

### Living Room

UPVC patio doors to rear. carpet. radiator. Media wall with integrated electric fire. Internal oak doors additional extra.

### WC

WC. Handwash basin. Heated towel rail.

### Landing

Attic trap.

### Bedroom 1 12'01 x 7'08 (3.68m x 2.34m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 12'01 x 7'08 (3.68m x 2.34m)

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

### Family bathroom

Shower over bath. Radiator. Tiled wall. Vinyl flooring. WC. Handwash basin.

### Outside

Driveway. Side access. Patio and decking area with artificial grass.

### 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.

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The Property Misdescription Act 1991

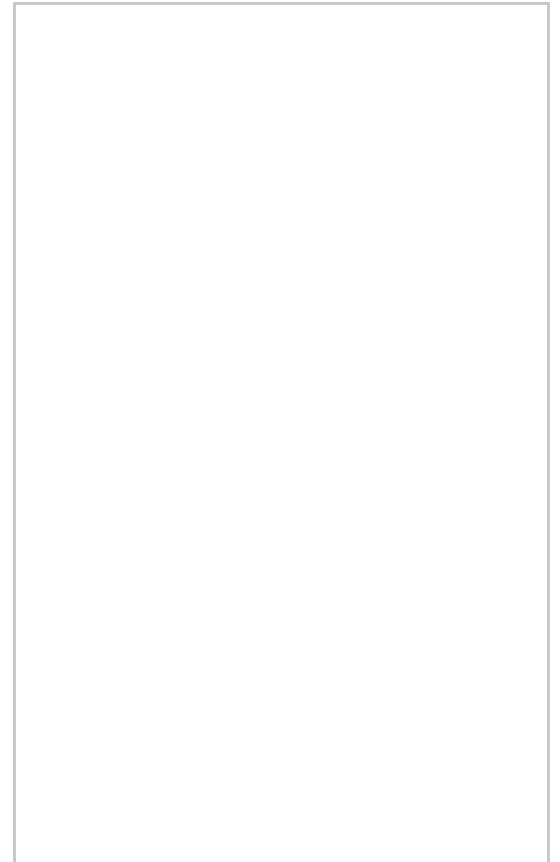
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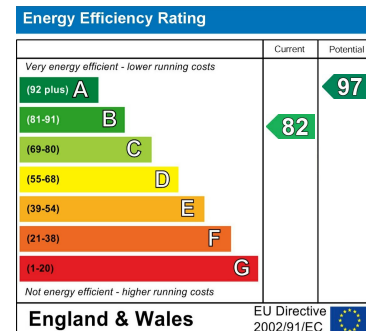
## Area Map



## Floor Plans



## Energy Efficiency Graph



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