



Park View Terrace

Abercwmboi, Aberdare, CF44 6AA

£119,995



Situated in the sought-after area of Abercwmboi, this spacious mid-terrace house on Park View Terrace offers a delightful blend of comfort and convenience. With three good sized bedrooms, this property is perfect for families or those seeking extra space.

One of the standout features of this home is the exceptional mountain view, providing a picturesque backdrop that can be enjoyed from various vantage points within the property. The quiet garden is an ideal retreat for relaxation or outdoor entertaining, allowing you to unwind in a peaceful setting.

The property boasts excellent rear road access, making it easy to navigate the local area. Furthermore, it is conveniently located close to local amenities and schools, ensuring that everything you need is within easy reach.

This charming terraced house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of nature. Don't miss the chance to make this beautiful family home your own.



Entrance Porch

UPVC front door

Living Room 11'11 x 22'00 (3.63m x 6.71m)

UPVC double glazed window to front and rear. 3 Radiators

Kitchen 10'05 x 10'01 (3.18m x 3.07m)

UPVC double glazed window to side. Radiator.

Family Bathroom 10'06 x 6'04 (3.20m x 1.93m)

UPVC double glazed window to side and rear. Wet room with shower and handwash basin with separate WC. Radiator.

Landing

UPVC double glazed window to rear.

Bedroom 1 12'03 x 8'03 (3.73m x 2.51m)

UPVC double glazed window to front.

Bedroom 2 7'10 x 10'07 (2.39m x 3.23m)

UPVC double glazed window to front. Radiator.

Bedroom 3 9'11 x 5'00 min x 9'07 max (3.02m x 1.52m min x 2.92m max)

UPVC double glazed window to rear.

Outside

Cellar with power and light. Decking and grass lawn. Rear road 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

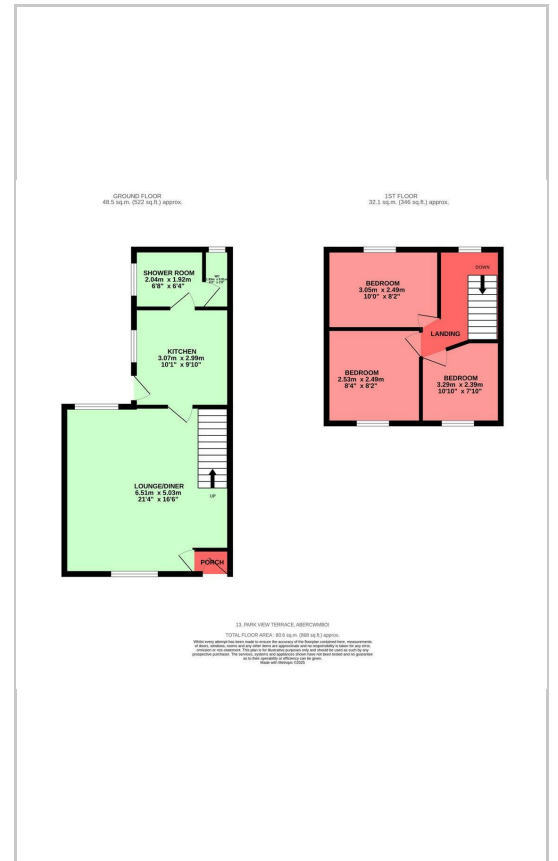
Tenure

* We are advised by Vendor that the property is leasehold of 999 years*

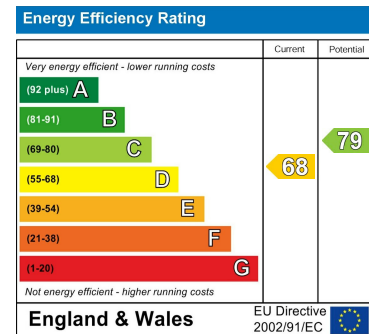
Area Map



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 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