



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Llewelyn Street

Aberdare, CF44 8HU

**£237,500**



Nestled on Llewelyn Street in the charming town of Aberdare, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts two modern bathrooms, ensuring convenience for all residents. Each room is designed with a focus on spaciousness, allowing for a comfortable living experience. The property has been thoughtfully maintained, showcasing a delightful aesthetic that is sure to impress.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or looking to upgrade, this semi-detached house on Llewelyn Street is a wonderful opportunity not to be missed. Come and experience the charm and spaciousness of this lovely property for yourself.



## Entrance Hall

UPVC front door. Radiator.

## Reception Room 1 21'02 x 9'01 (6.45m x 2.77m)

UPVC double glazed bay window to front. Radiator.

## Kitchen 16'00 x 10'04 (4.88m x 3.15m)

UPVC door to side. Skylight. Provisions for fridge/freezer and cooker.

## Utility Room

Provisions for washing machine/dryer.

## Downstairs WC

UPVC double glazed window to side. WC. Handwash basin. Storage.

## Landing

Attic trap. Radiator.

## Bedroom 1 15'06 x 10'00 (4.72m x 3.05m)

UPVC double glazed window to front x2. Radiator.

## Bedroom 2 10'08 x 9'04 (3.25m x 2.84m)

UPVC double glazed window to rear. Radiator.

## Bedroom 3 17'07 x 10'09 x 7'04 (5.36m x 3.28m x 2.24m)

UPVC double glazed window to rear. Radiator.

## Bathroom

UPVC double glazed window to rear. Bath. Shower over bath. Handwash basin. Vanity unit.

## Outside

Grass lawn. Patio. Side 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.

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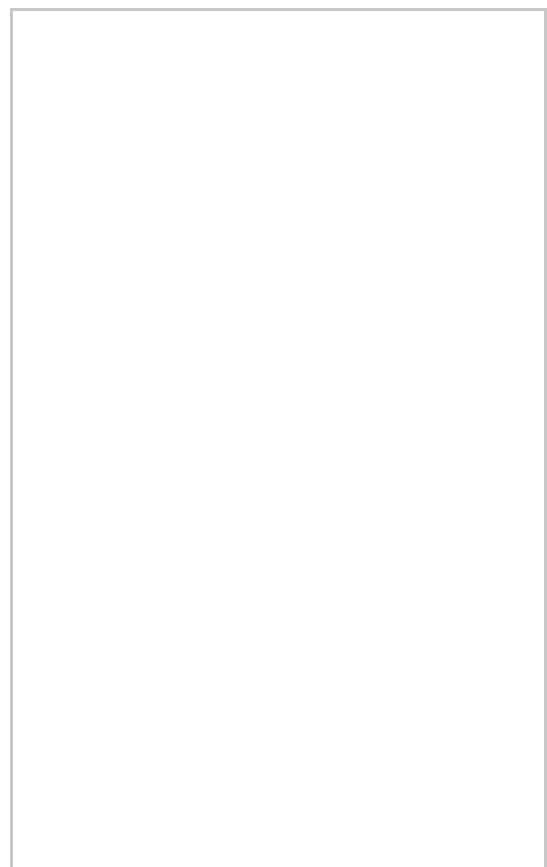
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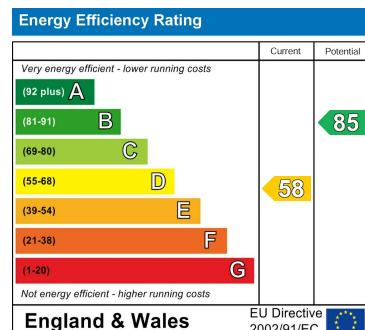
## Area Map



## Floor Plans



## Energy Efficiency Graph



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