



Bell Street

Aberdare, CF44 8NW

£159,995



Nestled on Bell Street in the charming area of Aberdare, this immaculate terraced house in Trecynon presents a wonderful opportunity for families and professionals alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom features a bath with a shower, ensuring convenience for daily routines.

The heart of the home is a welcoming reception room leading into a generous kitchen diner, perfect for entertaining guests or enjoying quiet evenings in. Natural light floods the space, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the sun-filled garden, which requires low maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. This delightful outdoor area is ideal for summer barbecues or simply unwinding in the fresh air.

Additionally, the location offers excellent links to local roads and schools, making it a practical choice for families seeking easy access to amenities and educational facilities.

This beautiful terraced house on Bell Street is a perfect blend of comfort, style, and convenience, making it an ideal first time buy.



Entrance Porch

UPVC front door to front. Radiator.

Living Room 16'00 x 12'07 (4.88m x 3.84m)

UPVC double glazed window to front. Radiator.

Kitchen/Diner 19'01 x 12'06 (5.82m x 3.81m)

UPVC double glazed window x 2 to rear and UPVC door. Gas hob with extractor fan. integrated oven. Provisions for washing machine and fridge freezer.

Landing

Access to loft.

Bedroom 1 10'00 x 12'08 (3.05m x 3.86m)

UPVC double glazed window to front. Radiator.

Bedroom 2 12'08 x 9'05 (3.86m x 2.87m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 9'06 x 8'07 (2.90m x 2.62m)

UPVC double glazed window to front. Radiator.

Family Bathroom 9'04 x 8'02 (2.84m x 2.49m)

UPVC double glazed window to rear. Vanity unit with handwash basin and WC. Tiled floor. Heated towel rail. Bath and separate shower.

Outside

Patio. Decking. Grass lawn.

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

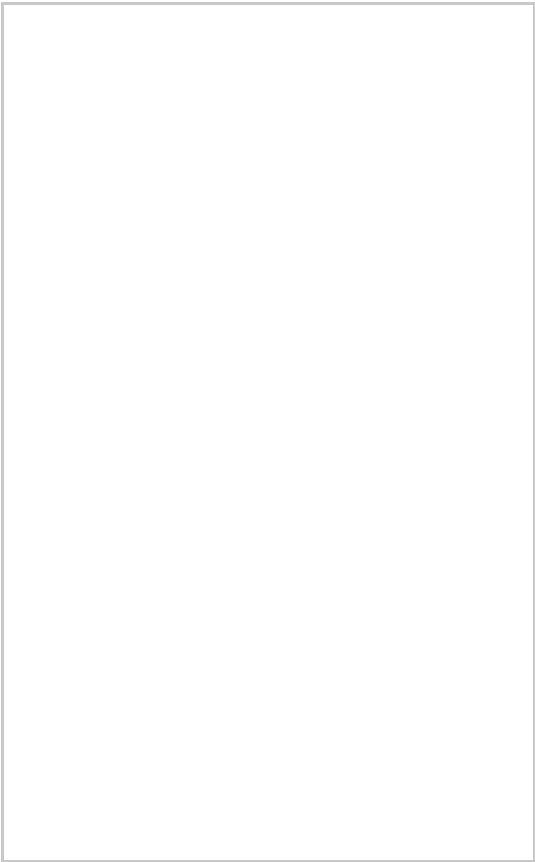
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information 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

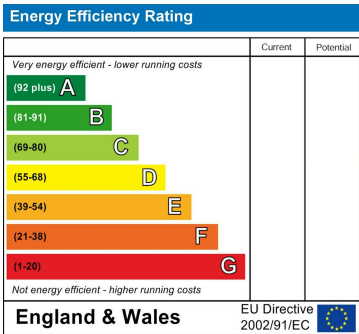
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.