



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Potters Field

Aberdare, CF44 8HX

£359,995



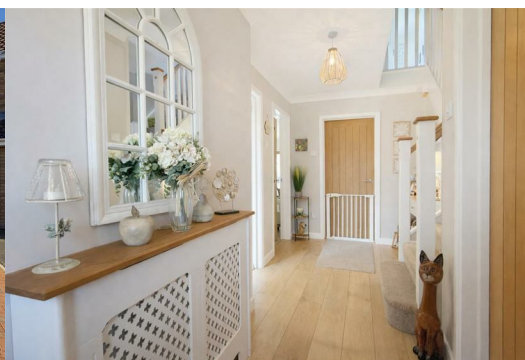
Welcome to the sought-after area of Potters Field, Aberdare, this immaculate and tastefully decorated detached house offers a perfect blend of comfort and style. Situated in a peaceful cul-de-sac, this property is ideal for families seeking a tranquil environment while still being close to local amenities.

The home boasts three spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and aesthetics, making it a delightful space for culinary enthusiasts. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary.

The property features four modern bathrooms, which add to the convenience and comfort of daily living. Each bathroom is designed with contemporary fixtures and finishes, enhancing the overall appeal of the home.

For those with vehicles, the property offers parking for two vehicles, ensuring ease of access and security.

This delightful home in Potters Field is not just a property; it is a lifestyle choice, offering a serene setting with the convenience of nearby amenities. Whether you are looking to settle down or invest, this residence is a remarkable opportunity that should not be missed.



Entrance Hall

UPVC front door. Radiator.

Cloarkroom

UPVC double glazed window to front. W.C. Heated towel rail. Vanity handwash basin.

Dining Room 13'08 x 11'08 (4.17m x 3.56m)

UPVC double glazed window to front. Radiator.

Living Room 17'08 x 11'08 (5.38m x 3.56m)

UPVC double glazed window to side and internal bi-folding doors leading to conservator. Radiator. Media wall with electric fire.

Conservatory

UPVC double glazed to rear. Wall mounted radiator.

Kitchen/Diner 17'04 x 13'05 (5.28m x 4.09m)

UPVC double glazed window to rear and patio doors. Radiator. Integrated fridge/freezer/dishwasher. Electric oven and induction hob. Pantry.

Shower Room 8'03 x 8'01 (2.51m x 2.46m)

UPVC double glazed window to side. Shower. Vanity handwash basin. Radiator.

Landing

Bedroom 1 11'08 x 10'09 (3.56m x 3.28m)

UPVC double glazed window to rear. Radiator.

En Suite 8'07 x 3'02 (2.62m x 0.97m)

UPVC double glazed window to side. Radiator. W.C. Shower. Vanity handwash basin.

Bedroom 2 11'08 x 9'09 (3.56m x 2.97m)

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

Bedroom 3 8'04 x 7'05 (2.54m x 2.26m)

UPVC double glazed window to front. Radiator.

Bedroom 4 8'04 x 5'07 (2.54m x 1.70m)

UPVC double glazed window to rear. Radiator.

Bathroom 8'07 x 7'05 (2.62m x 2.26m)

UPVC double glazed window to side. Bath with shower head. Heated towel rail.

Outside

Driveway. Garage. front and rear garden. Artificial grass. Patio.

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.

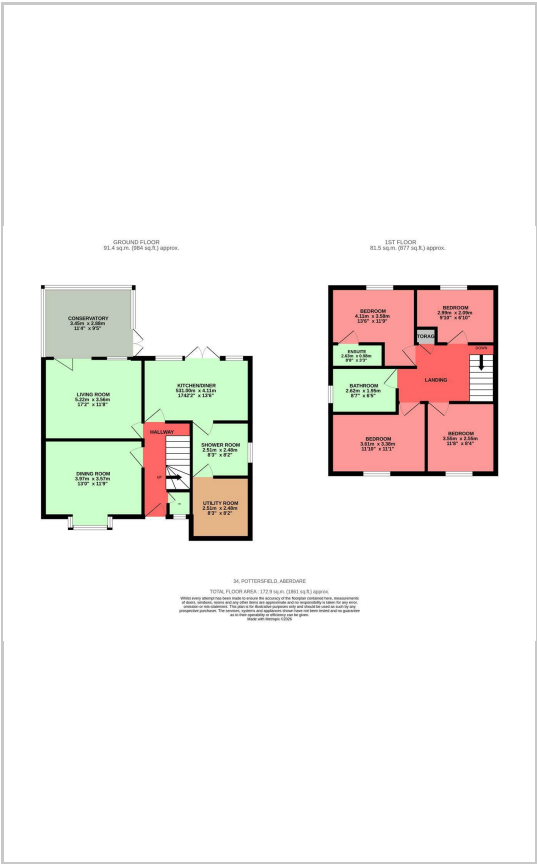
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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.

Area Map



Floor Plans



Energy Efficiency Graph

