MANNING
Estate Agents Limited

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# Llewelyn Street

## Aberdare, CF44 8HU

## Offers Over £229,500

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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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The Property Misdescription Act 1991

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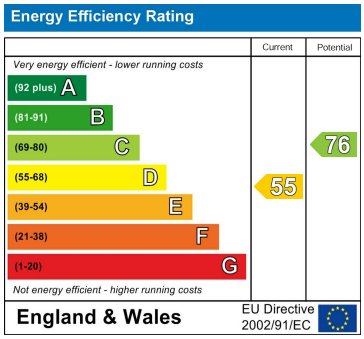
## Area Map

## Floor Plans

## Energy Efficiency Graph

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