



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Llangorse Road

Aberdare, CF44 0LD

£189,995



\*\*\* NO ONWARD CHAIN\*\*\*

Nestled on the charming Llangorse Road in Aberdare, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout attributes of this property is the generous parking space, accommodating up to three vehicles.

Surrounding the home, you will discover generous beautiful gardens that enhance the overall appeal of the property. These outdoor spaces offer a tranquil setting for relaxation, gardening, or simply enjoying the fresh air.

With its combination of comfort, practicality, and lovely outdoor areas, this semi-detached house on Llangorse Road is a wonderful place to call home. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.



### Entrance Hall

UPVC double glazed door. Storage. Radiator.

### Living Room 27'0 x 11'0 (8.23m x 3.35m)

UPVC double glazed window. Radiator x 2. Patio doors.

### Kitchen 8'05 x 7'07 (2.57m x 2.31m)

UPVC double glazed door to rear. Provision for washing machine and fridge/freezer.

### Landing

UPVC double glazed window to side. Attic trap.

### Bedroom 1 11'04 x 9'00 (3.45m x 2.74m)

UPVC double glazed window. Radiator x 1. Fitted wardrobe.

### Bedroom 2 12'05 x 10'06 (3.78m x 3.20m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 8'06 x 7'07 (2.59m x 2.31m)

UPVC double glazed window to rear. Radiator.

### Bathroom 6'10 x 6'09 (2.08m x 2.06m)

UPVC double glazed window to front. Heated towel rail. Bath. Shower over bath. Vanity wash hand wash basin.

### Outside

Detached garage. Lawn. Patio. Outside toilet.

### 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

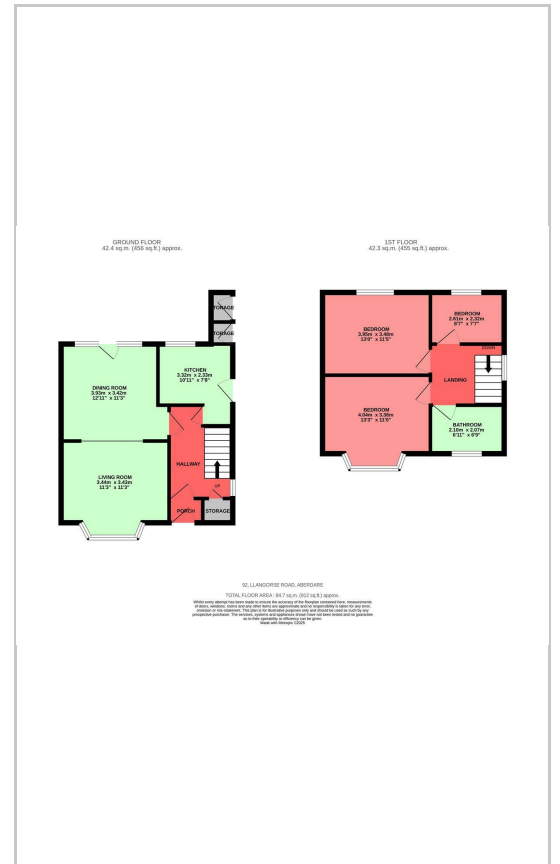
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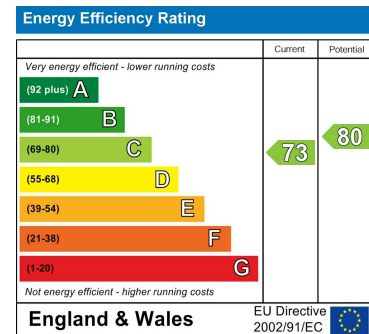
## Area Map



## 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.