



# The Crescent

Cwmdare, Aberdare, CF44 8TN

£159,999



Situated in the village of Cwmdare, Aberdare, this modern and spacious detached bungalow on The Crescent is a true gem waiting to be discovered. Boasting a generous lounge, fitted kitchen, and a bathroom, this property offers a comfortable and convenient living space for its future owners.

With one reception room and two bedrooms, there is ample space for relaxation and rest in this home.

One of the standout features of this bungalow is the easy maintenance gardens, ideal for those with a busy lifestyle or who simply prefer a low-maintenance outdoor space. Additionally, the excellent size driveway leading to the garage offers parking for up to three vehicles, ensuring convenience for residents and their guests.

Located in the sought-after village of Cwmdare, residents will enjoy the proximity to the country park, providing opportunities for leisurely strolls and enjoying the beauty of nature right at their doorstep. The property is equipped with gas central heating and double-glazed windows.



### Porch

Tiled floor. UPVC front door and windows.

### Hallway

Radiator. Carpet to floor,. Access to attic.

### Kitchen 9'04" x 8'07" (2.84 x 2.62)

UPVC double glazed door and window to rear. Tiled flooring. Provision for washing machine. Radiator. Gas hob. Electric oven. Wall and base units. Extractor hood.

### Bathroom 8'07" x 5'11" (2.62 x 1.80)

Shower cubicle. Bath. W.C. Wash hand basin. UPVC double glazed window to rear. Tiled walls. Radiator.

### Lounge 17'09" max x 11'03" (5.41 max x 3.43)

Radiator. UPVC double glazed bay window to front. Carpet to floor. Stone fireplace with gas fire.

### Bedroom 1 10'07" x 12'01" (3.23 x 3.68)

Radiator. UPVC double glazed bay window to rear.

### Bedroom 2 9'02" x 8'06" (2.79 x 2.59)

Radiator. Carpet to floor. UPVC double glazed bay window to front.

### Outside

Front: Driveway with ample parking and garage. Front garden laid to gravel. Side garden.

Rear: Spacious patio area

### Garage

### 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

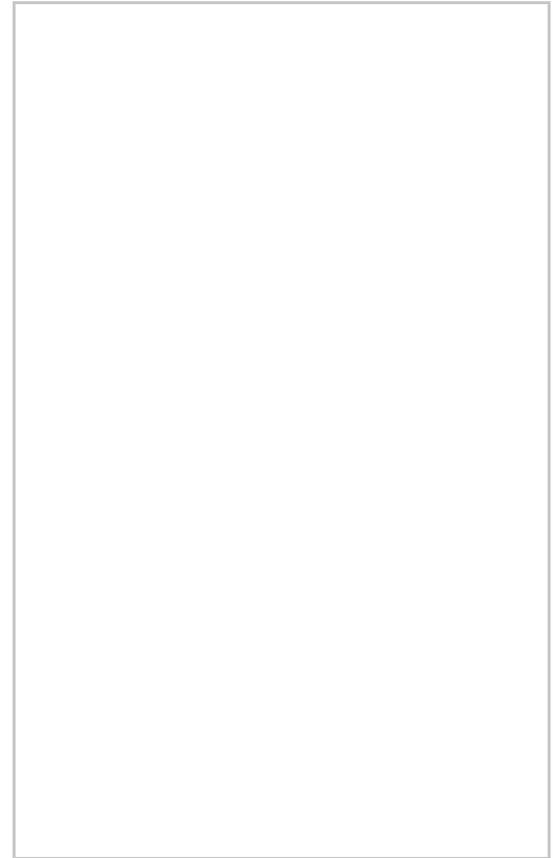
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

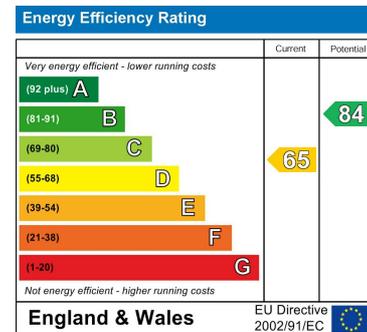
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk