



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Heol Gwranfryn

Rhigos, Aberdare, CF44 9EJ

£139,995



\*\*\* NO ONWARD CHAIN\*\*\* \*\*PROJECT OPPORTUNITY\*\*\*

Nestled in the charming village of Rhigos, Aberdare, this property on Heol Gwranfryn offers a delightful blend of comfort and potential. With ample space throughout, this property is perfect for those seeking a home that can be tailored to their personal taste.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points within the property. Imagine waking up each morning to the picturesque scenery that surrounds you, providing a serene backdrop to your daily life.

The property also boasts parking for two vehicles, a valuable asset in this tranquil village setting. The community here is warm and welcoming, making it an ideal place for families or individuals looking to settle in a friendly neighbourhood.

Additionally, the property presents exciting project potential, allowing you to enhance and personalise the space to suit your lifestyle. Whether you envision a modern update or a more traditional touch, the possibilities are endless.

In summary, this property in Rhigos is not just a home; it is a canvas for your dreams, set within a beautiful village community. With its spacious layout, breathtaking views, and the opportunity for personalisation, this property is a rare find that should not be missed.



### Front Porch

UPVC sliding doors.

### Entrance Hall

UPVC front door. Radiator.

### Reception Room 1 12'10 x 12'04 (3.91m x 3.76m)

UPVC patio doors to rear. Radiator.

### Reception Room 2 18'05 x 11'04 (5.61m x 3.45m)

UPVC double glazed window to front and rear. 2 x radiator.

### Kitchen 15'02 x 7'08 (4.62m x 2.34m)

UPVC double glazed window to side and rear. UPVC door to front.

### Landing

UPVC double glazed window to front. Attic trap.

### Bedroom 1 8'06 x 8'05 (2.59m x 2.57m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 12'03 x 11'05 (3.73m x 3.48m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 12'10 x 12'02 (3.91m x 3.71m)

UPVC double glazed window to rear. Radiator.

### Outside

Drive. Side access. Lawn. Patio. Shed.

### 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

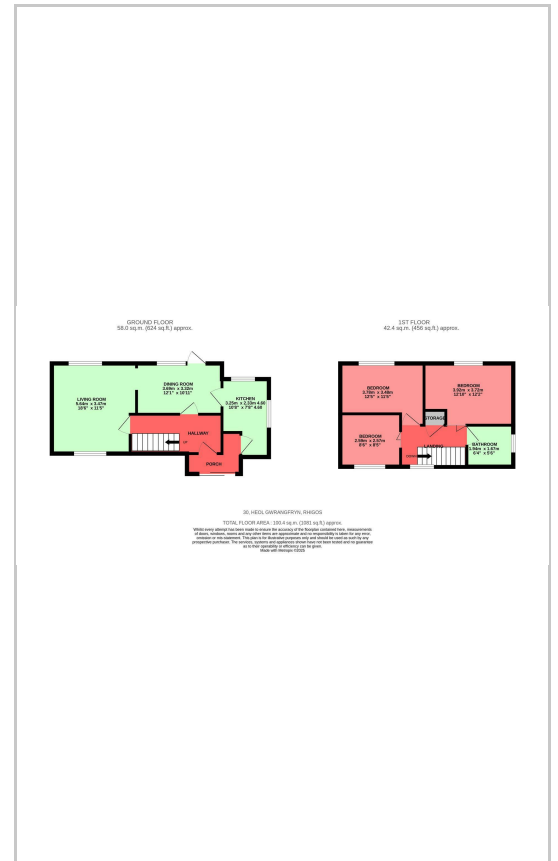
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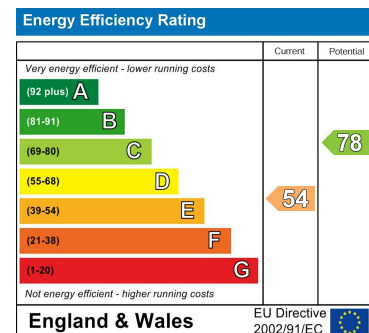
### Area Map



### Floor Plans



### Energy Efficiency Graph



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