



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Llewelyn Street

Aberdare, CF44 8LA

£115,000

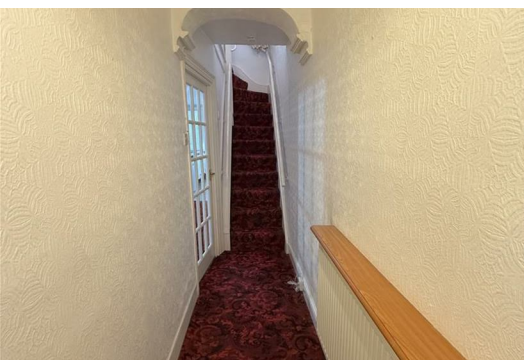


\*\*\* NO ONWARD CHAIN \*\*\*

Situated on Llewelyn Street in the town of Trecynon, Aberdare, this spacious end-terraced house presents an ideal project opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property offers ample space for families or individuals seeking room to grow. The single reception room provides a welcoming area for relaxation and social gatherings, making it a perfect setting for entertaining guests or enjoying quiet evenings in.

Situated in a popular area, this home benefits from the vibrant community spirit that Aberdare is known for. Local amenities, schools, and parks are within easy reach, ensuring that daily conveniences are just a stone's throw away. The property's potential is evident, allowing for personal touches and renovations to transform it into a modern haven.

Whether you are a first-time buyer or an experienced investor, this end-terraced house is a fantastic opportunity to make your mark in a desirable location. With a little vision and creativity, you can unlock the full potential of this property and enjoy all that Aberdare has to offer. Don't miss out on the chance to turn this house into your perfect home.





### Entrance Hall

UPVC front door. Radiator.

### Reception 1 21'01 x 12'02 (6.43m x 3.71m )

UPVC double glazed window to front. Radiator x2.

### Kitchen 11'5 x 8'07 ( 3.48m x 2.62m )

UPVC back door. UPVC double glazed window to side. Radiator.

### Bathroom 7'6 x 5'5 (2.29m x 1.65m)

UPVC double glazed window to rear. Modern suite comprising bath, wash hand basin. Combi Boiler. Radiator.

### Landing

UPVC double glazed window to rear.

### Bedroom 1 10'3 x 10'6 (3.12m x 3.20m )

UPVC double glazed to rear. Radiator.

### Bedroom 2 7'11 x 10'2 x 10'2 (2.41m x 3.10m x 3.10m)

Double glazed to front. Radiator.

### Bedroom 3 7'5 x 7 (2.26m x 2.13m)

Double glazed to front. Radiator.

### Outside

Patio and lawn. 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.

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

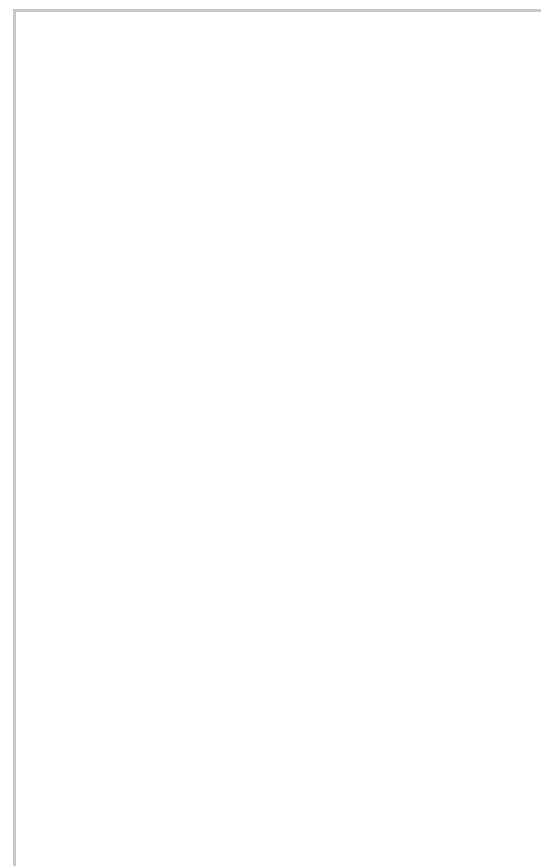
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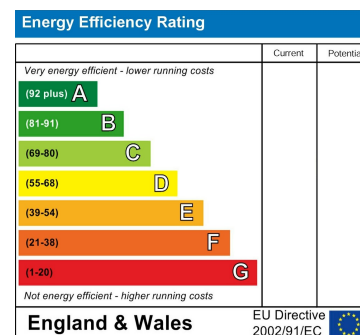
### Area Map



### Floor Plans



### Energy Efficiency Graph



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