



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



New Scales Houses

Llwydcoed, Aberdare, CF44 0UG

£365,000

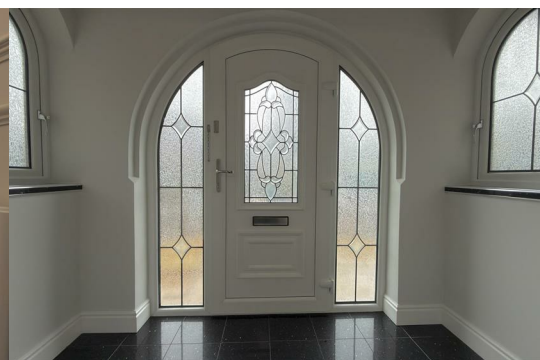
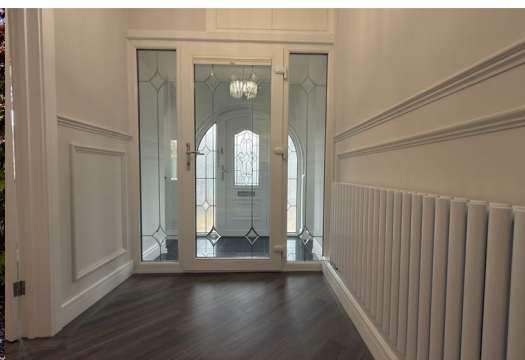


Located in the charming area of New Scales Houses, Llwydcoed, Aberdare, this immaculate detached house is a true show stopper. Boasting three generously sized reception rooms, this property offers ample space for both relaxation and entertainment, making it perfect for families or those who enjoy hosting guests.

The home features three well-appointed bedrooms, providing comfortable living quarters for all. With two modern bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

The property is set in a desirable location, surrounded by the natural beauty of Llwydcoed, while still being conveniently close to local amenities. One of the standout features of this home is the parking space, accommodating up to five vehicles, which is a rare find in many properties today.

This spacious house is not just a place to live; it is a place to create lasting memories. Whether you are looking for a family home or a peaceful retreat, this property offers everything you need and more. Do not miss the opportunity to make this stunning house your new home.



Entrance Porch

UPVC double glazed front door and windows to side. Tiled floor.

Entrance Hall

UPVC double glazed door to front.

Reception Room 1 20'00 x 11'10 (6.10m x 3.61m)

UPVC double glazed window to front. Radiator. Electric fire.

Reception Room 2 11'03 x 9'03 (3.43m x 2.82m)

UPVC double glazed window to front. Radiator.

Conservatory 13'09 x 12'05 (4.19m x 3.78m)

UPVC double glazed with patio doors to rear. Radiator.

Kitchen 20'03 x 14'03 (6.17m x 4.34m)

UPVC double glazed window to rear. Radiator. Integrated fridge/freezer/dishwasher. Electric oven and hob. Plinth heaters. Provisions for washer/dryer.

Cloakroom

UPVC double glazed window to rear. Radiator. W.C. Vanity handwash basin.

Landing

UPVC double glazed window to rear. Storage. Attic trap.

Bedroom 1 13'05 x 9'05 (4.09m x 2.87m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 2 11'10 x 9'09 (3.61m x 2.97m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 11'10 x 9'09 (3.61m x 2.97m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bathroom 9'03 x 6'02 (2.82m x 1.88m)

UPVC double glazed window to rear. Freestanding bath. Separate shower. W.C. Vanity handwash basin. Heated towel rail.

Outside

Driveway. Detached double garage. Front, side and rear gardens. Outside tap.

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

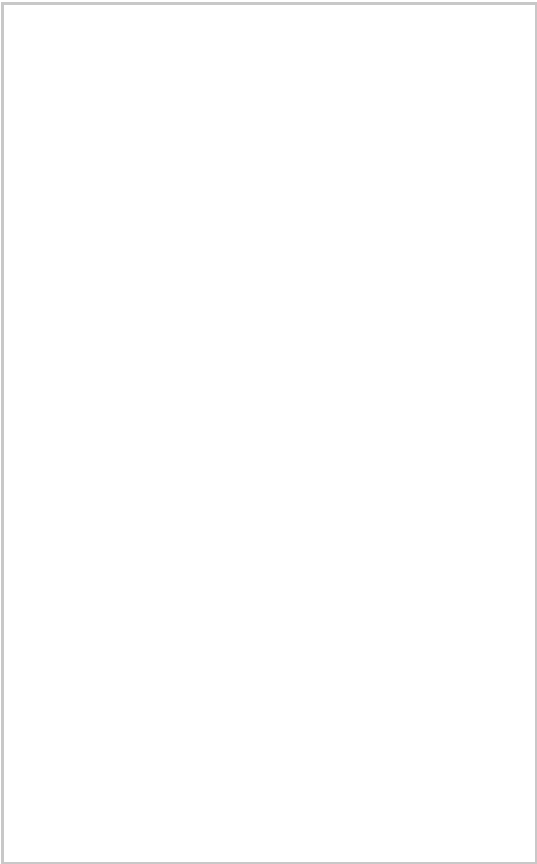
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

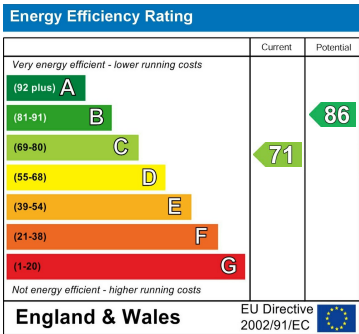
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.