



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Holford Terrace

Cwmdare, Aberdare, CF44 8TP

£149,995



Nestled in the charming area of Holford Terrace, Cwmdare, Aberdare, this mid-terrace house presents an excellent opportunity for families seeking a spacious home with potential for personalisation. Boasting four well-proportioned bedrooms, this property is ideal for those looking to create a comfortable living space tailored to their needs.

Upon entering, you are welcomed by a generous entrance hall that leads to a spacious lounge/diner, perfect for family gatherings and entertaining guests. The fitted kitchen offers practicality, while the downstairs shower room adds convenience for busy households. The first floor features a landing that connects all four bedrooms, providing ample space for family members or guests.

The property also benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Outside, the rear garden offers a private retreat, complete with rear access, making it an ideal space for children to play or for hosting summer barbecues.

While the house is in need of updating and modernisation, it presents a fantastic opportunity for buyers to stamp their own style and create a truly unique family home. With its spacious layout and desirable location, this property is not to be missed.



Entrance hall

Radiattor. Stairs to first floor.

Lounge/Diner 11'6 max 8'9 min x 21'1 (3.51m max 2.67m min x 6.43m)

L shaped room. 2 radiators. Double glazed bay window to front aspect.

Kitchen 14'10 x 10'3 (4.52m x 3.12m)

with a range of modern wall and base units. Stainless steel sink unit unit. Radiator. Under stairs storage cupboard.

Modern shower room 4' x 9'6 (1.22m x 2.90m)

With modern suite in white comprising shower, wash hand basin and w.c.,

Landing

Bedroom 1 14'10 x 9'1 (4.52m x 2.77m)

Airing cupboard with wall mounted gas boiler. Radiator. Double glazed window to rear aspect.

Bedroom 2 8' x 9'4 (2.44m x 2.84m)

Radiator. Double glazed windows.

bedroom 3 9'4 x 12'3 (2.84m x 3.73m)

Radiator.; Double glazed window to front aspect.

bedroom 4 5'7 x 8'10 (1.70m x 2.69m)

Radiator. Double glazed window to front aspect.

Outside

Good size rear garden with rear access and garden storage shed.

Tenure

Freehold so we are advised by the vendor.

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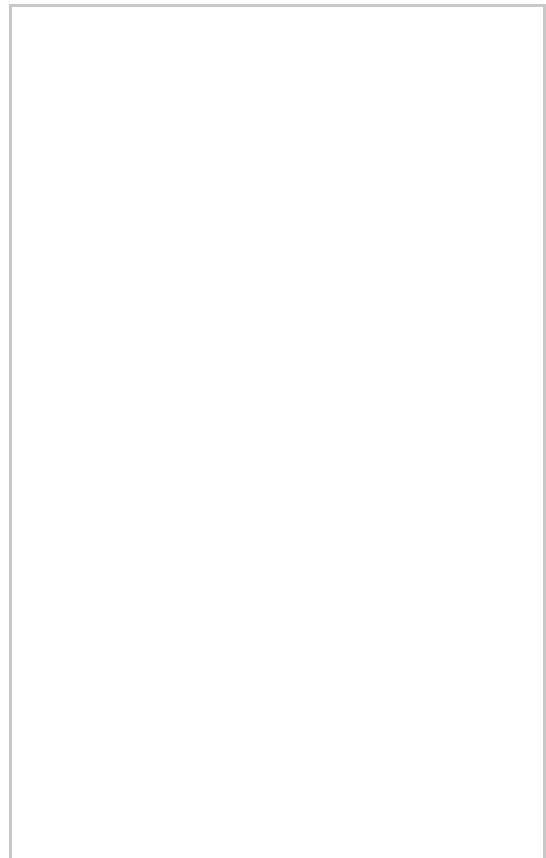
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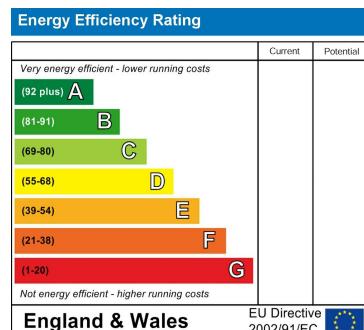
Area Map



Floor Plans



Energy Efficiency Graph



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