



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Glas Y Gors

Aberdare, CF44 0BQ

£325,000



** NO ONWARD CHAIN**

Located in the tranquil cul-de-sac of Glas Y Gors, Cwmbach, this splendid detached house offers a perfect blend of comfort and modern living. With four generous bedrooms, this property is ideal for families seeking space and privacy.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal sitting room or a cosy family area. The layout of the home promotes a sense of openness and warmth, making it a delightful place to live.

With three well-appointed bathrooms, convenience is at your fingertips, allowing for a seamless morning routine for the whole family. The thoughtful design of this home ensures that everyone has their own space, making it a practical choice for busy households.



Entrance Hall

UPVC front door. Radiator x1.

Cloakroom

W.C. Handwash basin. Radiator x1.

Reception 1 14'07 x 10'11 (4.45m x 3.33m)

UPVC double glazed bay window to front. Radiator x2.

Reception 2 10'11 x 9'05 (3.33m x 2.87m)

UPVC double glazed patio doors to rear. Radiator x1.

Kitchen 13'07 x 8'10 (4.14m x 2.69m)

UPVC double glazed window to rear. Integrated oven. Provisions for fridge/freezer. Dishwasher. Radiator x1.

Utility Room 6'10 x 6'07 (2.08m x 2.01m)

UPVC double glazed door to rear. Sink. Provisions for washer and dryer. Radiator x1.

Landing

Attic trap. Storage/boiler room.

Bedroom 1 14'03 x 10'05 (4.34m x 3.18m)

UPVC double glazed window to front. Fitted wardrobes. Radiator x1.

En Suite 7'04 x 4'01 (2.24m x 1.24m)

UPVC double glazed window to front. Radiator x1. W.C. Hand wash basin. Shower.

Bedroom 2 10'02 x 9'07 (3.10m x 2.92m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 13'09 x 9'00 (4.19m x 2.74m)

UPVC double glazed window to rear. Fitted wardrobes. Radiator x1.

Bedroom 4 9'08 x 8'04 (2.95m x 2.54m)

UPVC double glazed window to rear. Radiator x1.

Bathroom 7'02 x 6'01 (2.18m x 1.85m)

UPVC double glazed window to rear. Radiator x1. W.C. Bath. Handwash basin.

Outside

Garage with Power and light. Lawn. Driveway.

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

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.

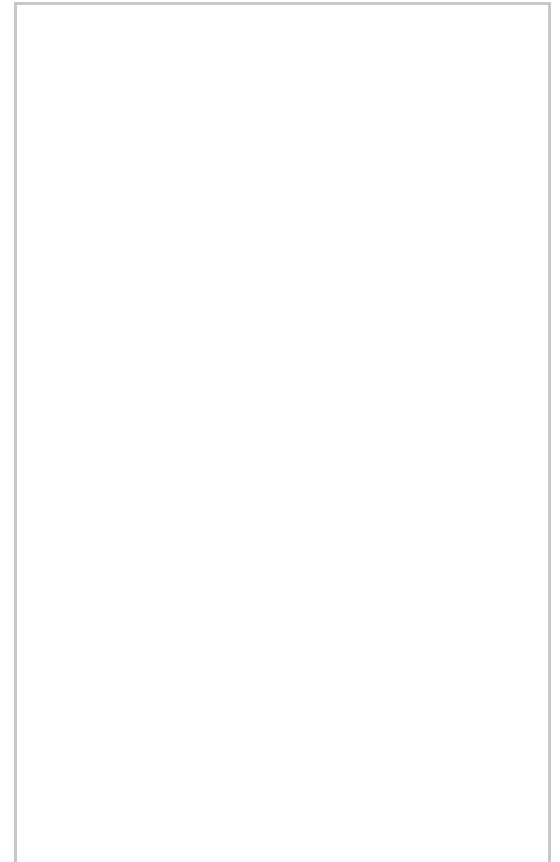
27 Cardiff Street, Aberdare, CF44 7DP

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

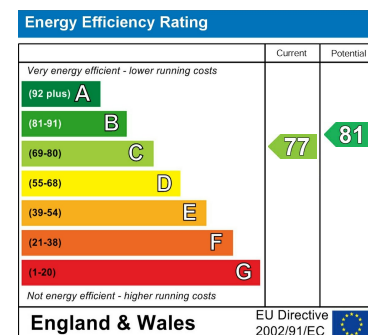
Area Map



Floor Plans



Energy Efficiency Graph



27 Cardiff Street, Aberdare, CF44 7DP

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