



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Maesgwyn

Aberdare, CF44 8TL

£174,995



Nestled in the sought-after village of Cwmdare, this charming semi-detached house in Maesgwyn, Aberdare, presents an excellent opportunity for first-time buyers and families alike. Recently renovated to a high standard, the property boasts a modern and inviting atmosphere throughout.

Upon entering, you are greeted by a spacious open-plan living room, complete with a delightful log burner that adds warmth and character to the space. This flows seamlessly into a generous kitchen diner, perfect for entertaining guests or enjoying family meals. The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently located, ensuring comfort for all.

Outside, the property offers an artificial grass lawn, which not only requires minimal maintenance but also provides a lovely area to enjoy the stunning views of the surrounding mountains. With parking available for two vehicles, convenience is at your fingertips.

The location boasts excellent links to local amenities and transport options, making daily life both easy and enjoyable. This delightful home is a perfect blend of modern living and picturesque surroundings, making it a must-see for anyone looking to settle in this charming area.



### Entrance Hall

UPVC front door. Radiator. Storage.

### Living Room 10'7 x 10'7 (3.23m x 3.23m)

UPVC double glazed window to front. Radiator. Multifuel log burner.

### Kitchen/Diner 16'5 x 13'5 max x 8'10 min (5.00m x 4.09m max x 2.69m min)

UPVC double glazed patio doors to rear. UPVC double glazed window to side. Radiator. Integrated oven. Induction hob and extractor fan.

### Landing

UPVC double glazed window to side. Attic trap.

### Bedroom 1 13'6 x 10 (4.11m x 3.05m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 11'1 x 10'5 (3.38m x 3.18m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 7'10 x 9'5 min x 10 max (2.39m x 2.87m min x 3.05m max)

UPVC double glazed window. Radiator

### Family Bathroom 5'11 x 7'4 (1.80m x 2.24m)

UPVC double glazed window to side. Heated towel rail. Bath with overhead shower. WC and vanity hand wash basin.

### Outside

Artificial grass lawn with slabbed patio area. Rear gate access. Small outbuilding. Blocked paved driveway. Offroad parking.

### 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.

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The Property Misdescription Act 1991

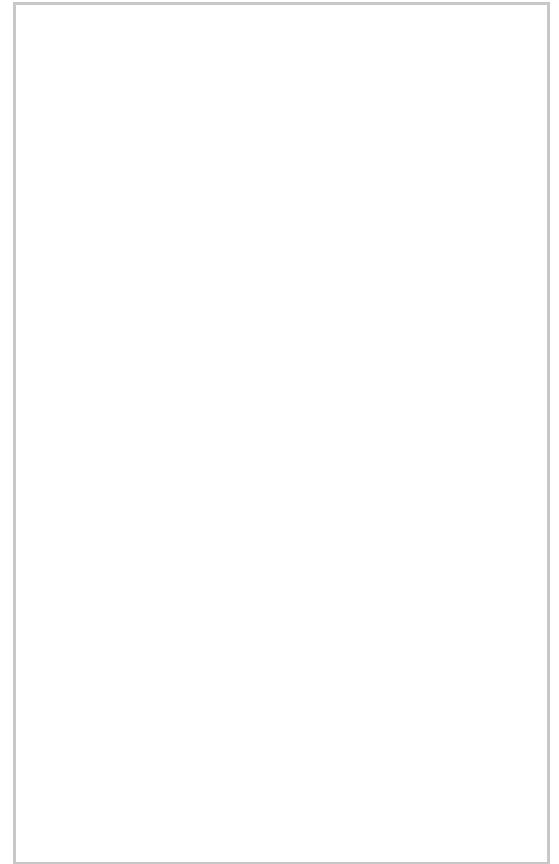
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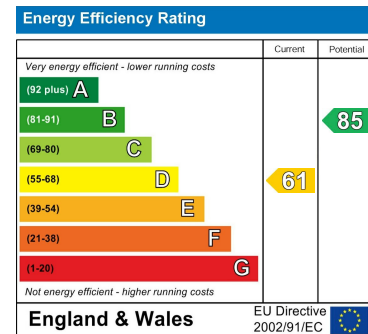
## Area Map



## Floor Plans



## Energy Efficiency Graph



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