



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Parc Glas

Cwmdare, CF44 8RP

£239,995



Located in the charming area of Parc Glas, Cwmdare, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests, while the modern bathroom adds a touch of practicality to daily living.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in such a sought-after location. The property is beautifully spacious, allowing for a comfortable lifestyle, and is surrounded by the natural beauty that Cwmdare has to offer.

This residence is ideal for those seeking a peaceful yet accessible neighbourhood, making it a perfect choice for families or professionals alike. With its attractive features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to settle in a desirable area. Don't miss the chance to make this lovely home your own.



**Entrance Hall**

Composite front door. Tiled floor. Radiator x1

**Reception 1 12'11 x 10'04 (3.94m x 3.15m)**

UPVC double glazed window to front. Radiator x1. Log Burner

**Dining Room 10'06 x 8'11 (3.20m x 2.72m )**

UPVC internal doors leading to conservatory. Radiator x1.

**Conservatory**

**Kitchen 11'02 x 7'05 (3.40m x 2.26m)**

UPVC double glazed window to side and double glazed rear door. Electric oven, gas hob. Radiator x1. Integrated fridge, freezer, washer / dryer.

**Landing**

Attic Trap. UPVC window side.

**Bedroom 1 13'01 x 9'11 (3.99m x 3.02m )**

UPVC double glazed to front. Radiator x1.

**Bedroom 2 10'00 x 10'08 (3.05m x 3.25m )**

UPVC double glazed front. Radiator x1.

**Bedroom 3 9'03 x 6'06 (2.82m x 1.98m )**

UPVC double glazed to front. Radiator x1. Storage.

**Bathroom 6'04 x 6'06 (1.93m x 1.98m)**

UPVC double glazed to rear. Bath with overhead shower. W.C. Vanity hand wash basin

**Outside**

Large detached garage. Driveway. Front and rear gardens. Artificial grass, decking and patio. 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

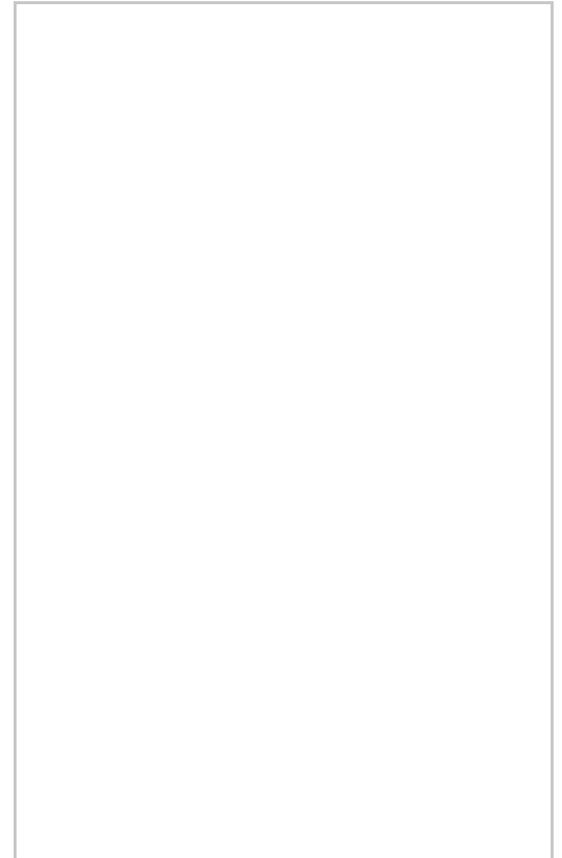
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

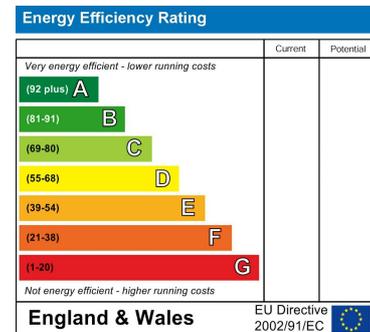
**Area Map**



**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.