



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Dean Street

Aberdare, CF44 7BN

£69,995



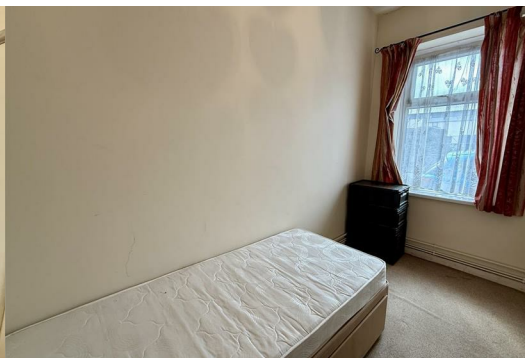
Nestled in the heart of Aberdare on Dean Street, this charming two-bedroom flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, creating a warm and inviting atmosphere.

The two bedrooms are thoughtfully designed to provide comfort and privacy, making them ideal for a small family or as guest accommodations. The flat also features a modern bathroom, ensuring convenience and functionality for everyday living.

Situated in a prime location, this flat is surrounded by local amenities, including shops, cafes, and parks, making it an attractive choice for those seeking a vibrant community. Its proximity to public transport links further enhances its appeal, providing easy access to nearby towns and cities.

This property is particularly well-suited for buy-to-let investors, given its desirable location and layout. With the potential for steady rental income, it represents a sound investment opportunity in a growing area.

In summary, this two-bedroom flat on Dean Street is a delightful find, offering a blend of comfort, convenience, and investment potential. Whether you are looking to make it your home or add to your property portfolio, this flat is certainly worth considering.



### Entrance Hall

Wood front door. Intercom service. Radiator.

### Kitchen/ Living room 23'00 x 9'06 (7.01m x 2.90m)

UPVC double glazed window to front. Open plan kitchen/living room. Provisions for washing machine and fridge freezer. Electric Hob. Integrated oven.

### Storage Room

Large storage room.

### Bedroom 1 10'02 x 10'09 (3.10m x 3.28m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 10'10 x 6'01 (3.30m x 1.85m)

UPVC double glazed window to front. Radiator.

### Family Bathroom 7'11 x 6'00 (2.41m x 1.83m)

Heated towel rail. Bath with shower.

### 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

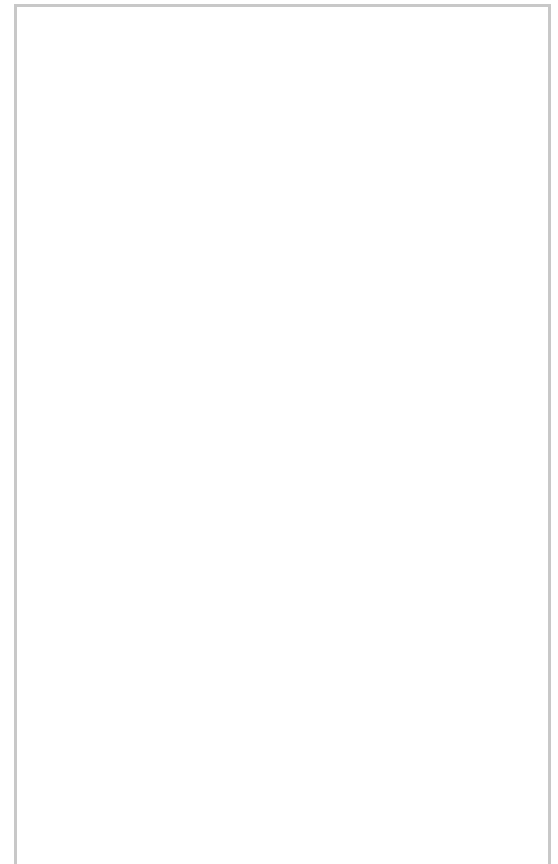
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### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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