



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Coniston Rise

Aberdare, CF44 0HW

£224,995



Located in the charming area of Coniston Rise, Cwmach, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms offer versatile living areas, ideal for both relaxation and entertaining guests.

The house features a single bathroom, providing essential amenities for everyday living. One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in this desirable location.

The property is situated in an excellent area, known for its community spirit and accessibility to local amenities. While the house is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. Whether you envision a contemporary family home or a stylish retreat, the potential here is boundless.

In summary, this semi-detached house in Coniston Rise is a fantastic opportunity for those looking to invest in a property with great potential. With its spacious layout, convenient parking, and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your own.



GRICKIND FLOOR
60.9 sq.m. (650 sq.ft.) approx.

Floor plan of the Gricikind floor. The plan shows a kitchen (2.17m x 2.86m, 23'0" x 30'0"), a lounge (3.76m x 3.30m, 12'4" x 10'8"), a living room (4.80m x 3.60m, 15'9" x 11'8"), and a staircase. A red area indicates a common corridor or entrance. The total floor area is 60.9 sq.m. (650 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.

Floor plan of the 1st floor. The plan shows two bedrooms (3.8m x 3.25m, 12'6" x 10'8" and 3.20m x 3.30m, 10'6" x 10'8"), a bathroom (2.00m x 2.20m, 6'7" x 7'2"), and a staircase. A red area indicates a common corridor or entrance. The total floor area is 39.9 sq.m. (430 sq.ft.) approx.

TOTAL FLOOR AREA: 100.8 sq.m. (1070 sq.ft.) approx.

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401-111-1111 (toll-free) or 401-111-1111

Real estate services provided by REALTOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	77
England & Wales		EU Directive 2002/91/EC	

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