



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cardiff Road

Aberaman, Aberdare, CF44 6TP

£159,995



Nestled on Cardiff Road in Aberdare, this charming terraced house presents an excellent opportunity for first-time buyers, families, or those looking to downsize. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. With two inviting reception rooms and a dining room, there is plenty of room for relaxation and entertaining guests.

One of the standout features of this home is the delightful sun-filled garden, which is perfect for enjoying the outdoors. The garden also includes a quaint summer house complete with a bar, making it an ideal spot for summer gatherings or simply unwinding after a long day.

The location is particularly advantageous, offering convenient links to local schools and transport options, ensuring that daily commutes and family needs are easily met. This property truly embodies a perfect blend of comfort and practicality.

Do not miss the chance to view this beautiful home, as it is sure to attract considerable interest. Whether you are starting your journey into homeownership or seeking a peaceful retreat, this property is not to be overlooked.



### Entrance Hall

Composite front door. Radiator.

### Reception Room 1 14'00 x 12'00 (4.27m x 3.66m)

UPVC double glazed window to front. Radiator. Electric fire.

### Reception Room 2/Dining Room 12'00 x 7'04 (3.66m x 2.24m)

Radiator. Aga oven.

### Reception Room 3 13'06 x 8'06 (4.11m x 2.59m)

UPVC sliding doors to rear. Radiator.

### Utility Room 7'05 x 7'01 (2.26m x 2.16m)

Floor and wall mounted units. Provisions for washer/dryer and fridge/freezer.

### WC

Ground floor WC with handwash basin. Hand dryer.

### Kitchen

UPVC double glazed windows to rear. Induction hob. Integrated oven. Provisions for fridge/freezer. Belfast kitchen sink.

### Landing

### Bedroom 1 12'02 x 9'06 max x 6'09 min (3.71m x 2.90m max x 2.06m min)

UPVC double glazed window to front. Radiator.

### Bedroom 2 12'02 x 9'04 (3.71m x 2.84m)

UPVC double glazed window to front. Radiator.

### Bedroom 3 10'06 x 7'10 (3.20m x 2.39m)

UPVC double glazed window to rear. Radiator. Attic trap.

### Family Bathroom 8'01 x 7'08 (2.46m x 2.34m)

UPVC double glazed window to rear. Heated towel rail. Corner Bath. Separate shower. Handwash basin. WC.

### Outside

Summer house. Patio. Artificial grass.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

