



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Beech Terrace

Abercwmboi, Aberdare, CF44 6AN

£104,995



**\*\* NO ONWARD CHAIN \*\* IDEAL BUY TO LET \*\* \*\* MODERNISED 3 BEDROOM TERRACED HOUSE \*\*  
\*\* ENTRANCE HALL \*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\*\*\* MODERN BATHROOM \*\*  
\*\* LANDING \*\* 3 BEDROOMS \*\* FRONT AND REAR GARDEN \*\* GAS CENTRAL HEATING \*\*  
\*\* UPVC DOUBLE GLAZED WINDOWS AND DOORS\*\***

We are pleased to offer for sale this spacious 3 bedroom terraced house. Situated in an elevated position with views to front aspect.



### Hallway

UPVC front door. Tiled flooring. Radiator. Carpet stairs to floor.

### Lounge 21'7 x 14'4 max 12'7 min (6.58m x 4.37m max 3.84m min)

Carpet to floor. 2 x radiators. Understairs storage. UPVC double glazed window to front.

### Kitchen 11'10 x 6'8 (3.61m x 2.03m)

Wall and base units. Tiled flooring. Stainless steel sink unit. UPVC double glazed door and window to side. One radiator.

### Bathroom 4'5 x 8'4 (1.35m x 2.54m)

White bathroom suite comprising bath and wash hand basin. Separate toilet.

### Bedroom 1 10'6 x 16' max (3.20m x 4.88m max )

UPVC double glazed window to front. Carpet. Radiator. Stunning views.

### Bedroom 2 11'5 x 7'2 (3.48m x 2.18m)

UPVC double glazed window to rear. Carpet. One radiator. Cupboard housing gas boiler.

### Bedroom 3 7'2 x 8'5 (2.18m x 2.57m)

UPVC double glazed window to rear. Carpet. One radiator.

### Garden

Rear lane access. Steps up to rear garden.

### Disclaimer

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The Property Misdescription Act 1991

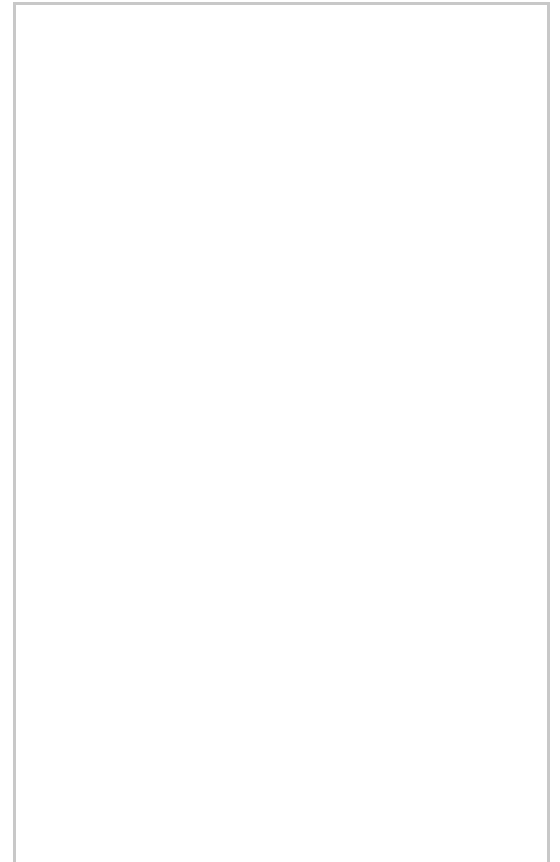
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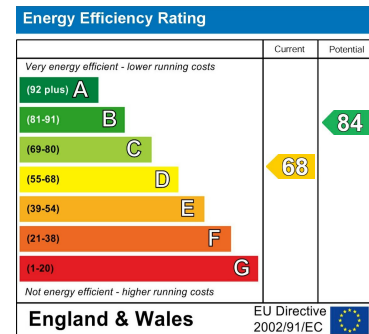
### Area Map



### Floor Plans



### Energy Efficiency Graph



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