



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Cynon Street

Aberaman, Aberdare, CF44 6SG

£129,995



*** NO ONWARD CHAIN*** ****PROJECT OPPORTUNITY***

Nestled on Cynon Street in the charming town of Aberdare, this property presents an exciting project opportunity for those seeking a spacious and versatile living space. With three generously sized bedrooms, this property is perfect for families or individuals looking for extra room to grow.

The property boasts a low-maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to it. This outdoor space offers a pleasant retreat for relaxation or entertaining guests during the warmer months.

One of the standout features of this property is the rear access, which provides convenience and ease of movement. Additionally, the off-road parking ensures that you will never have to worry about finding a space for your vehicle, a rare benefit in many urban settings.



Entrance Hall

UPVC double glazed door. Radiator.

Reception Room 1 21'06 x 13'05 x 11'07 (6.55m x 4.09m x 3.53m)

UPVC double glazed window to front. 2 Radiator.

Reception Room 2 11'11 x 8'06 (3.63m x 2.59m)

Radiator. Storage.

Kitchen 8'05 x 6'04 (2.57m x 1.93m)

UPVC double glazed door to rear. Gas hob. Provisions for fridge/freezer/washer.

Bathroom 8'07 x 5'07 (2.62m x 1.70m)

UPVC double glazed window to rear. Shower. Handwash basin. WC.

Landing

Attic trap.

Bedroom 1 13'11 x 9'11 (4.24m x 3.02m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 2 11'02 x 10'00 (3.40m x 3.05m)

UPVC double glazed window to rear. Fitted wardrobes. Radiator.

Bedroom 3 12'04 x 8'01 (3.76m x 2.46m)

UPVC double glazed window to rear. Radiator.

Outside

Garage with power and light and electric roller shutter door. Patio. Outside tap. Rear access.

Disclaimer

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The Property Misdescription Act 1991

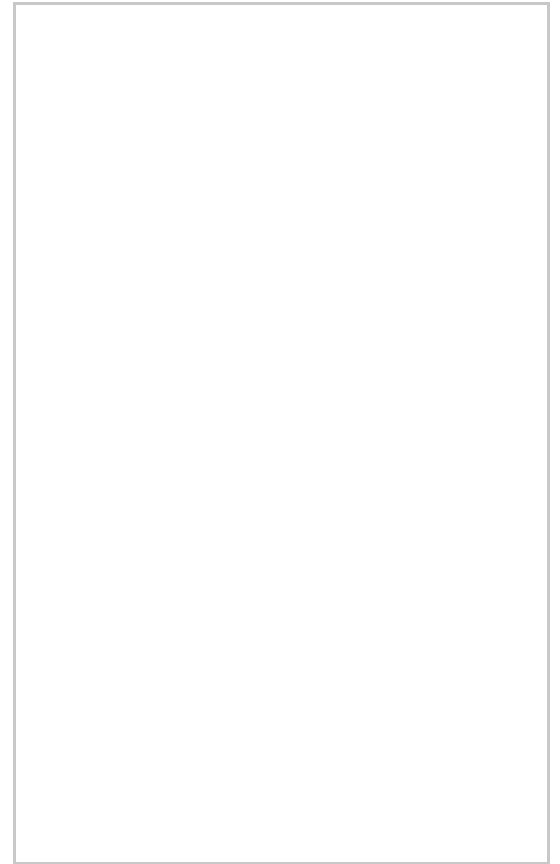
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Area Map



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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