



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



# Cherry Court

Landare, CF44 8RQ

£449,000

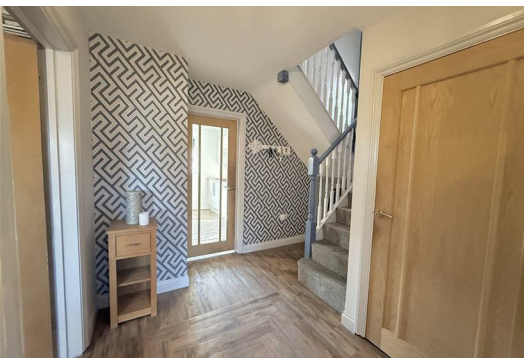


Welcome to this delightful detached house located in the highly sought-after area of Cherry Court, Landare. This spacious property boasts four well-proportioned bedrooms, making it an ideal family home. The inviting reception room provides a perfect space for relaxation and entertaining guests, while the modern design throughout the house ensures a comfortable and stylish living experience.

One of the standout features of this property is the sun-filled garden, which offers a wonderful outdoor space for children to play or for hosting summer gatherings with family and friends. The garden is a true oasis, allowing you to enjoy the beauty of nature right at your doorstep.

Additionally, the property includes parking for up to three vehicles, providing convenience for families or those who enjoy having guests over. The combination of modern amenities and a spacious layout makes this home a perfect choice for anyone looking to settle in a vibrant community.

With its prime location and attractive features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming house your new home.



**Entrance Hall**

UPVC front door. Radiator.

**Cloakroom**

UPVC double glazed window to side. Vanity handwash basin. Radiator. W.C.

**Reception Room 1 17'02 x 12'07 (5.23m x 3.84m )**

UPVC double glazed window to front. Radiator.

**Reception Room 2 9'03 x 6'07 (2.82m x 2.01m )**

UPVC double glazed window to front. Radiator.

**Kitchen Diner 21'10 x 12'03 (6.65m x 3.73m )**

UPVC double glazed window and patio doors to rear. Kitchen island. Double oven and gas hob. Internal oak doors to reception room. Wall mounted radiator.

**Utility Room**

Provisions for washer/dryer/fridge/freezer. UPVC door to side.

**Landing**

UPVC double glazed window to side. Attic trap.

**Bedroom 1 13'11 x 11'09 (4.24m x 3.58m)**

UPVC double glazed window to front. Radiator.

**En suite 6'02 x 6'02 (1.88m x 1.88m )**

UPVC double glazed window to front. Chrome radiator. Shower. W.C. Shower. Vanity handwash basin.

**Bedroom 2 11'03 x 10'09 (3.43m x 3.28m)**

UPVC double glazed window to rear. Radiator.

**Bedroom 3 10'04 x 8'00 (3.15m x 2.44m)**

UPVC double glazed window to front. Radiator.

**Bedroom 4 12'07 x 7'10 (3.84m x 2.39m )**

UPVC double glazed window to rear. Radiator.

**Bathroom 9'09 x 6'10 (2.97m x 2.08m)**

UPVC double glazed window to rear. Radiator. Bath with shower head. W.C. Vanity handwash basin.

**Outside**

Front garden. Driveway. Garage. Rear garden combination of patio and artificial grass. Outside tap. Side access.

**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.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

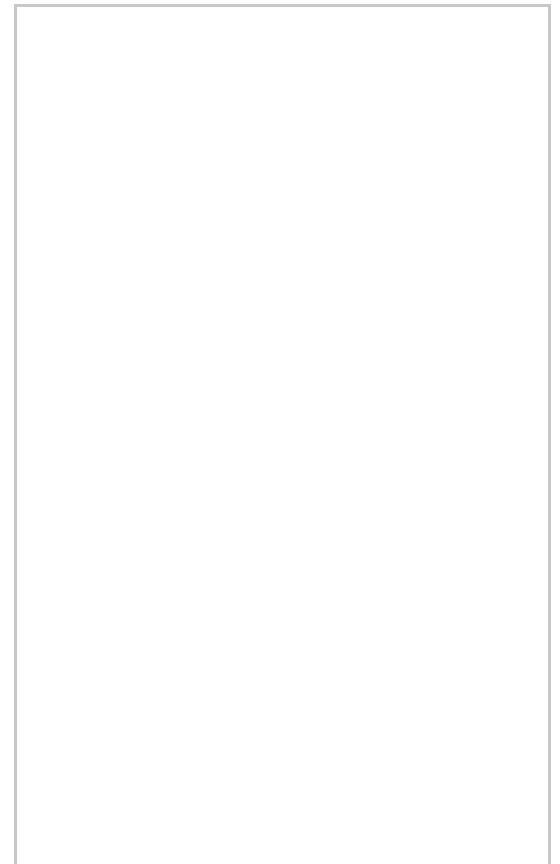
27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk

**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	