



Rhodfa Crawshay

Cwmdare, Aberdare, CF44 9BS

£233,950



Rhodfa'r Crawshay, Cwmdare, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts three bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a bright entrance hall that leads to a convenient downstairs w.c. The heart of the home is undoubtedly the modern, well-equipped fitted kitchen/breakfast area. The spacious lounge, enhanced by patio doors, opens up to an enclosed rear garden, providing a lovely outdoor space for relaxation or play.

Upstairs, you will find a modern shower room, thoughtfully designed to cater to modern living. The three bedrooms are versatile and can be adapted to suit your needs, whether as sleeping quarters, a home office, or a guest room.

This property is further complemented by gas central heating and UPVC double-glazed windows, ensuring comfort and energy efficiency throughout the year. Additionally, off-road parking for two cars adds to the



Hallway

Radiator. Stairs to first floor.

Fitted Kitchen 8'0 x 12'1 (2.44m x 3.68m)

With a modern range of wall and base units. Integrated Fridge/freezer, Microwave, Cooker, Gas hob. Breakfast bar. Radiator. Integrated washing machine. 1 1/2 bowl sink unit. Gas boiler serving hot water and heating system.

Cloakroom

Modern suite in white comprising W.C. Wash hand basin. Upvc double glazed window to side aspect. Radiator.

Lounge 15'1 x 13'9 (4.60m x 4.19m)

Upvc double glazed Patio doors. 2 x vertical radiators. Understairs storage.

Landing

UPVC double glazed window to side. Radiator.

Bedroom 1 13'0 x 9'7 (3.96m x 2.92m)

Radiator. Fitted wardrobe. 2 x UPVC double glazed windows to front. Airing cupboard with radiator.

Modern shower room

Modern suite in white comprising Shower. W.C. Wash hand basin. Tiled walls. Radiator.

Bedroom 2 10'5 x 8'2 (3.18m x 2.49m)

Radiator. Upvc double glazed window.

Bedroom 3 6'6 x 7'1 (1.98m x 2.16m)

Radiator. UPVC double glazed window to rear.

Garden

Patio area and lawn.

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The Property Misdescription Act 1991

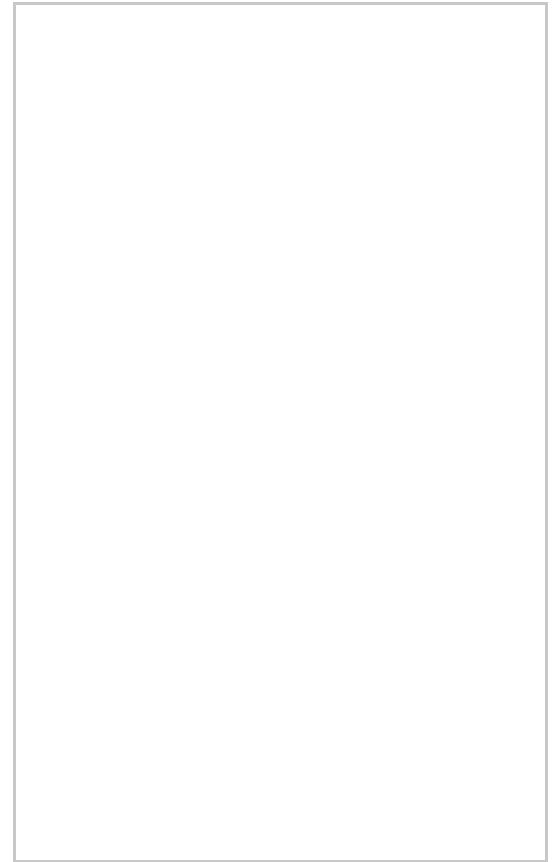
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Area Map



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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Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

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