



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Broniestyn Terrace

Trecynon, Aberdare, CF44 8EG

£189,995



Broniestyn Terrace, Trecynon, Aberdare, this 1 end-terrace house presents an excellent opportunity for first-time buyers or families seeking a spacious and comfortable home. With three well-proportioned bedrooms and two bathrooms, this property is designed to accommodate modern family living.

Upon entering, you are welcomed by a bright entrance hall that leads to two generous reception rooms with multi fuel stoves in both rooms perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped. A modern downstairs shower room adds convenience for family and guests alike.

Upstairs, you will find three good-sized bedrooms. The upstairs bathroom is well-appointed, ensuring that the morning rush is a breeze. The property benefits from gas central heating and double-glazed windows, providing warmth and energy efficiency throughout the year.

Outside, the forecourt garden adds a touch of greenery, while the rear enclosed garden offers a private space for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking for one vehicle ensures that you have a secure place for your car.

Situated within easy walking distance of local schools and the picturesque Aberdare Park, this home is ideally located for families. With good local amenities nearby, you will find everything you need just a stone's throw away. This property truly represents a wonderful opportunity to create lasting memories in a welcoming community.



### Porch

Upvc double glazed front door.

### Entrance Hall

Stairs to first floor. Understairs storage cupboard. Radiator.

### Front Sitting room 13'1 x 11'11 (3.99m x 3.63m)

Upvc double glazed bay window to front aspect. Radiator. Multi fuel stove.

### Lounge 10'9 x 11'7 (3.28m x 3.53m)

Upvc double glazed patio doors to rear garden. Radiator. Multi fuel stove.

### Fitted Kitchen/diner 10'5 x 11'11 (3.18m x 3.63m)

Upvc double glazed window to side aspect. Modern range of wall and base units. Vertical radiator. Wall mounted gas boiler serving hot water and heating system in cupboard. Intergrated fridge freezer and Dishwasher. Range cooker and washing machine to remain.

### Rear Porch

Tiled floor. Door to rear garden

### Shower room 6'8 x 6'3 (2.03m x 1.91m)

Modern suite in white comprising shower, vanity wash hand basin, w.c., heated towel rail. Upvc double glazed window to rear aspect.

### Landing

### Bathroom

Modern suite in white comprising, bath, vanity wash hand basin and w.c., upvc double glazed window to side aspect.

### Bedroom 1 10'6 x 15'6 (3.20m x 4.72m)

Upvc double glazed windows to front aspect. Radiator. 2 x wardrobes.

### Bedroom 2 11'10 x 10'11 (3.61m x 3.33m)

Radiator. 2 x upvc double glazed window to side and rear aspect.

### Bedroom 3 10'7 x 7'4 (3.23m x 2.24m)

Radiator. Upvc double glazed window to rear aspect.

### Outside

Rear garden with access to hard standing for off road parking.

### 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.

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The Property Misdescription Act 1991

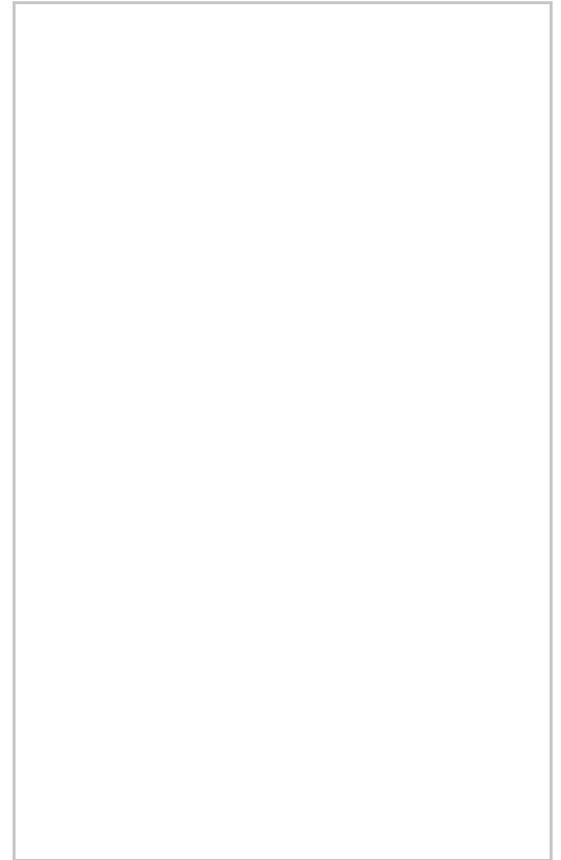
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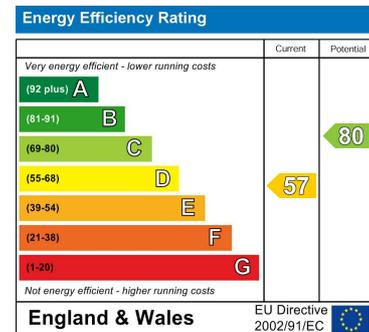
## Area Map



## Floor Plans



## Energy Efficiency Graph



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