



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Wyndham Crescent

Aberdare, CF44 6RR

£159,995



Nestled in the sought-after area of Wyndham Crescent, Aberdare, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three generously sized bedrooms, larger than average, providing ample space for relaxation and personalisation.

Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The layout of the home is both practical and inviting, making it ideal for modern living. The property also features a well-appointed bathroom, ensuring convenience for all.

Location is key, and this property excels in that regard. It is situated within a popular area that provides excellent links to local schools, shops, and major roads, making commuting and daily errands a breeze. The vibrant community surrounding Wyndham Crescent adds to the appeal, offering a range of amenities and services within easy reach.

In summary, this terraced house on Wyndham Crescent is a fantastic opportunity for those seeking a comfortable and spacious home in a well-connected area. With its larger than average bedrooms, inviting reception room, and convenient garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



Entrance Porch

UPVC front door. Radiator.

Living Room 24'08 x 16'00 (7.52m x 4.88m)

UPVC double glazed window to front. 2 Radiators. Electric fire.

Kitchen 14'07 x 14'3 max x 9'03 min (4.45m x 4.34m max x 2.82m min)

UPVC patio doors. Radiator. Provisions for cooker, fridge/freezer and washing machine.

Shower Room 10'5 x 4'06 (3.18m x 1.37m)

Shower. Heated towel rail. Vanity/storage unit. WC. Handwash basin.

Landing

Attic trap.

Bedroom 1 15'10 x 9 (4.83m x 2.74m)

UPVC double glazed window to front. Radiator.

Bedroom 2 12'03 x 7'09 (3.73m x 2.36m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 15'04 x 7'05 (4.67m x 2.26m)

UPVC double glazed window to rear. Radiator.

Outside

Patio area. Garden shed.

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

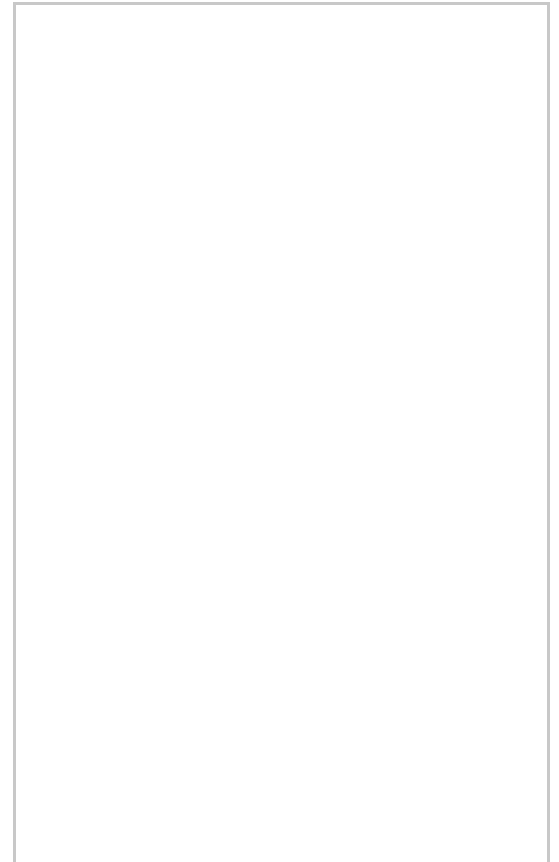
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

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	

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 firm's 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>