



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Merthyr Road

Llwydcoed, Aberdare, CF44 0YE

**£174,995**



\*\* NO ONWARD CHAIN\*\*

Nestled on the charming Merthyr Road in Llwydcoed, Aberdare, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The two bathrooms provide convenience and privacy, catering to the needs of a busy household. The layout of the house is both practical and inviting, making it easy to envision your life here. The surrounding area boasts a friendly community atmosphere, with local amenities and transport links just a stone's throw away, ensuring that everything you need is within easy reach.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this terraced home on Merthyr Road is a wonderful choice. With its blend of comfort and accessibility, it is sure to appeal to those seeking a new beginning in Aberdare. Do not miss the chance to make this charming property your own.



## Entrance Porch

UPVC double glazed front door.

## Reception Room 1 18'08 x 13'11 (5.69m x 4.24m )

UPVC double glazed window to front. Radiator.

## Kitchen 12'03 x 8'08 (3.73m x 2.64m)

UPVC double glazed window and door to rear. Provisions for washer/fridge/freezer. Tiled floor. Integrated oven.

## Bathroom 5'11 x 5'11 (1.80m x 1.80m)

UPVC double glazed window to rear. Bath. W.C. Handwash basin.

## Landing

## Bedroom 1 14'00 x 11'00 x 8'04 (4.27m x 3.35m x 2.54m )

UPVC double glazed window to front. Radiator.

## Bedroom 2 14'10 x 9'03 (4.52m x 2.82m )

UPVC double glazed window to rear. Radiator.

## Bedroom 3 10'08 x 6'09 (3.25m x 2.06m )

UPVC double glazed window to front. Radiator.

## Bathroom 9'00 x 5'09 (2.74m x 1.75m )

UPVC double glazed window to rear. Radiator. Shower. W.C. Handwash basin.

## Outside

Patio and gravel area. Decking area.

## 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.

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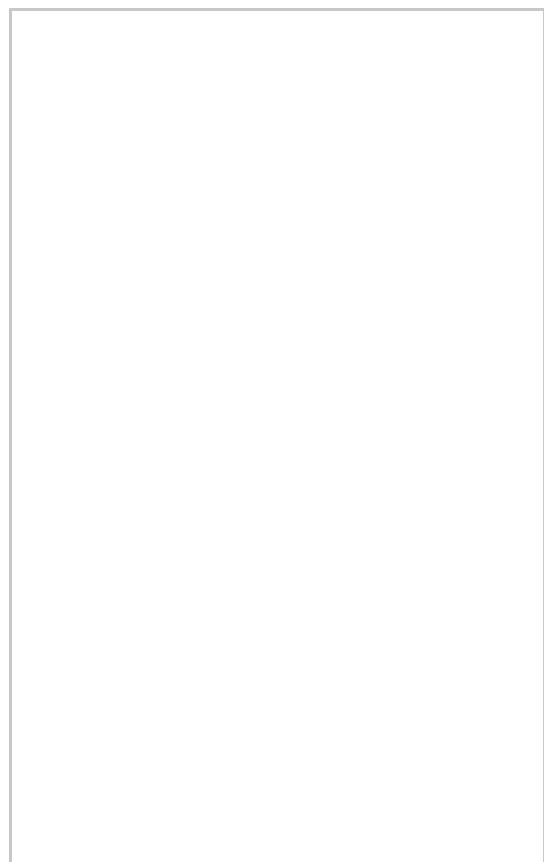
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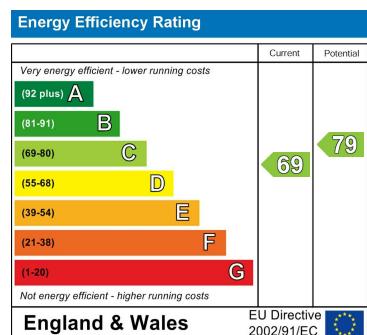
## Area Map



## Floor Plans



## Energy Efficiency Graph



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