



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

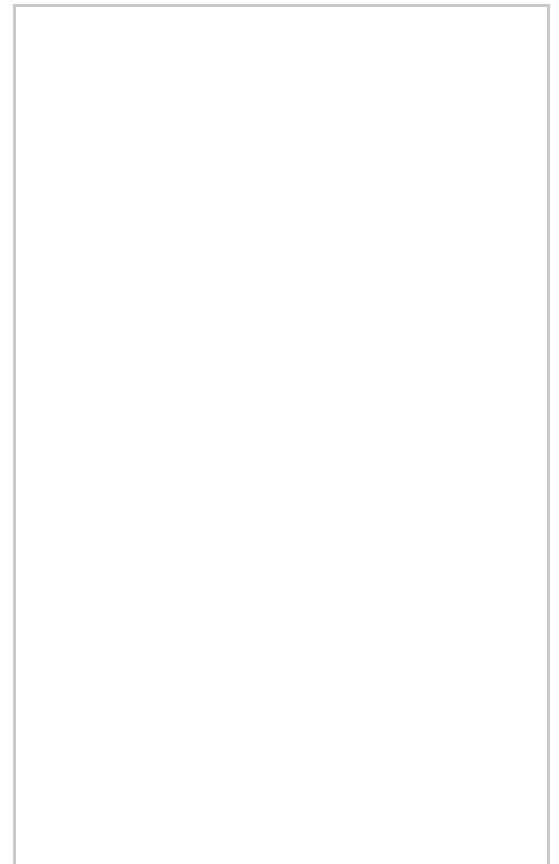
27 Cardiff Street, Aberdare, CF44 7DP

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

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	

27 Cardiff Street, Aberdare, CF44 7DP

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