



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

£315,000



Located in the desirable area of Maes Y Ffion, Llwydcoed, Aberdare, this charming detached house offers a perfect blend of comfort and style. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

One of the standout features of this property is the three generous bedrooms, providing convenience and comfort.

The south-facing garden is a delightful addition, offering ample sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months. It presents an excellent opportunity for al fresco dining, children's play, or simply unwinding in a tranquil setting.



Entrance Hall

Composite front door. Radiator.

Reception Room 13'10 x 12'07 (4.22m x 3.84m)

UPVC double glazed window to front. Radiator.

Dining Room 9'06 x 9'01 (2.90m x 2.77m)

UPVC double glazed window to rear. Radiator. Storage.

Kitchen 10'10 x 7'07 (3.30m x 2.31m)

UPVC double glazed window to rear. Integrated dishwasher/fridge/freezer. Electric oven with gas hob.

Utility Room

Wood door to rear. Sink. Provisions for washer/dryer.

Cloakroom

W.C. Handwash basin. Radiator.

Landing

Attic trap.

Bedroom 1 20'07 x 9'06 (6.27m x 2.90m)

UPVC double glazed window to front and rear. Radiator.

Walk-through Wardrobe

En Suite 6'01 x 4'08 (1.85m x 1.42m)

UPVC double glazed window to rear. Shower. W.C. Handwash basin. Heated towel rail.

Bedroom 2 11'08 x 10'07 (3.56m x 3.23m)

UPVC double glazed window to front. Radiator. Storage.

Bedroom 3 10'07 x 7'05 (3.23m x 2.26m)

UPVC double glazed window to rear. Radiator.

Bathroom 6'06 x 6'02 (1.98m x 1.88m)

UPVC double glazed window to rear. Freestanding bath. W.C. Heated towel rail. Vanity handwash basin.

Outside

Integrated garage with power and light. Driveway. Decking and grass lawn. Outside tap. Side access.

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

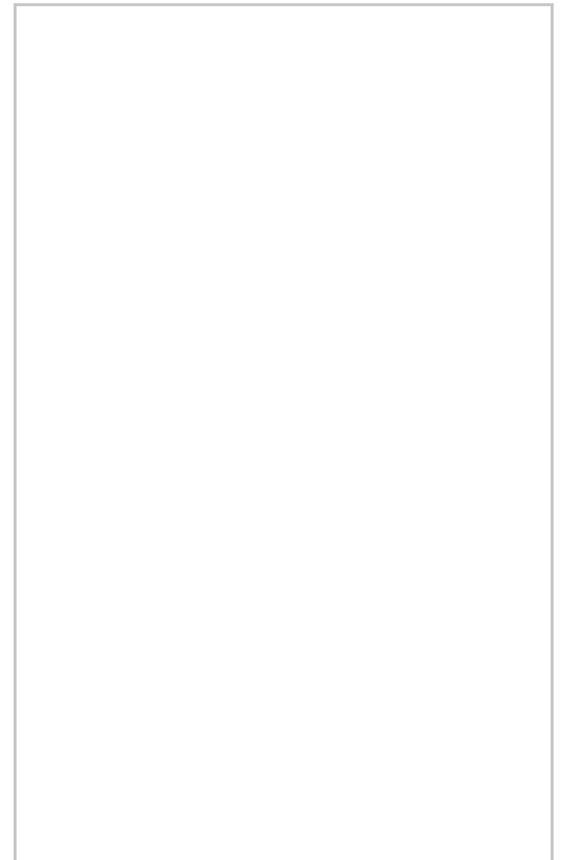
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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