



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Giles Court

Aberdare, CF44 8EE

£165,000



Located in the charming area of Giles Court, Aberdare, this delightful terraced house offers a unique opportunity to own one of the original miners' cottages, steeped in history and character. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

The property features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The layout is both practical and spacious. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous front and rear gardens, which offer a wonderful outdoor space for gardening enthusiasts or simply enjoying the fresh air. The gardens provide a tranquil setting, ideal for unwinding after a long day or hosting summer gatherings with friends and family.

Situated in a quiet location, this home benefits from a peaceful atmosphere while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a friendly community or a first time buyer, this property is sure to impress. Do not miss the chance to make this lovely miners' cottage your new home.



### Entrance Hall

Composite front door.

### Living Room 19'04 x 13'01 (5.89m x 3.99m )

UPVC double glazed window to front. Radiator. Understair storage.

### Kitchen/Diner

UPVC double glazed window to rear and back door. Radiator. Skylight. Spot lights. Provisions for washer/dryer/fridge/freezer.

### Landing

Attic trap. Attic boarded.

### Bedroom 1 13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window to front x2. Radiator. Storage.

### Bedroom 2 10'00 x 9'11 (3.05m x 3.02m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 8'06 x 7'11 (2.59m x 2.41m)

UPVC double glazed window to rear. Radiator.

### Bathroom 5'07 x 5'01 (1.70m x 1.55m)

UPVC double glazed window to side. Shower. W.C. Handwash basin.

### Outside

Front and rear gardens. Combination of lawn and patio. Outside tap.

### 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.

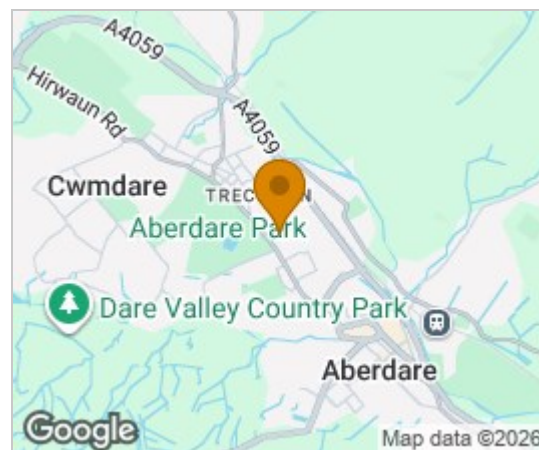
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The Property Misdescription Act 1991

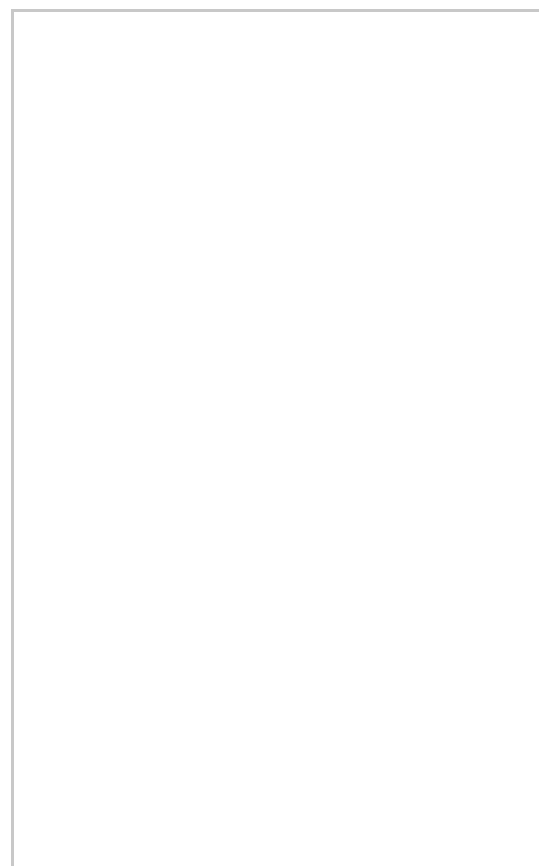
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### Area Map



### Floor Plans



### Energy Efficiency Graph

| 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                     |         |           |

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