



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Gadlys Street

Aberdare, CF44 8BG

£149,995



Located on Gadlys Street in the charming town of Aberdare, this newly renovated terraced house presents an excellent opportunity for first-time buyers. Spanning an inviting 732 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a bright reception room, perfect for relaxing or entertaining guests. The house features three good sized bedrooms, providing ample space for family or guests. The modern bathroom has been thoughtfully updated, ensuring a fresh and contemporary feel.

The location is particularly appealing, offering easy access to local amenities and transport links, making it ideal for those who wish to enjoy the convenience of town living while still being able to retreat to a peaceful home environment.

The property boasts solar panel energy making it efficient and cost saving in the current climate.



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

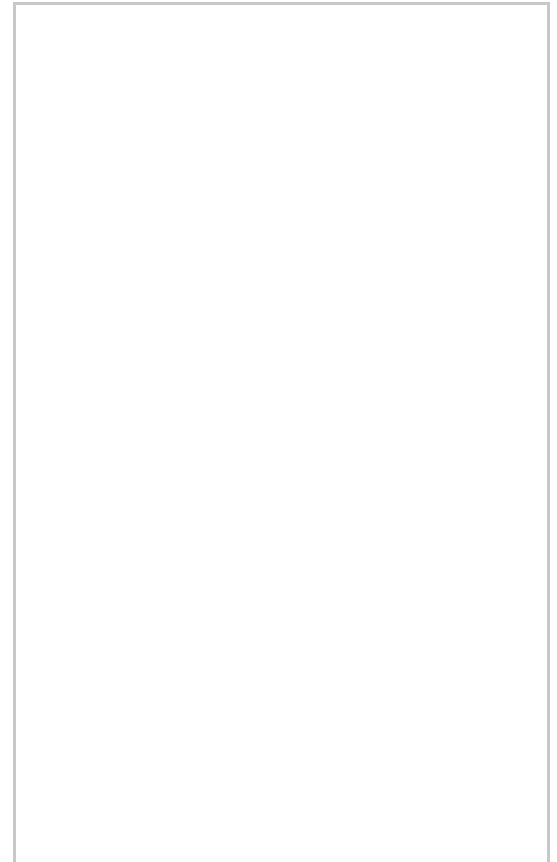
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>