



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Park View Terrace

Abercwmboi, Aberdare, CF44 6AB

£129,995



Situated on Park View Terrace, Abercwmboi, this delightful terraced house offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy home, this property boasts a warm and inviting atmosphere.

As you enter, you will be greeted by a well-proportioned living space that is perfect for relaxation and entertaining. The layout is designed to maximise space, ensuring that every corner of the home is utilised effectively. The property features a practical kitchen that provides ample room for culinary creativity, making it a joy to prepare meals.

One of the notable advantages of this home is the dedicated parking space for one vehicle, a valuable asset in this area. This feature adds to the convenience of living in Abercwmboi, where local amenities are within easy reach. Residents can enjoy the benefits of nearby shops, schools, and parks, making it an ideal location for families and individuals alike.

The terraced house is surrounded by a friendly community, offering a sense of belonging and security. With its charming character and practical features, this property presents an excellent opportunity for those looking



Composite front door. Radiator.

UPVC double glazed window to front. Radiator.

UPVC double glazed window to rear. Radiator. Wall mounted radiator.

UPVC double glazed window and door to side. Radiator. Provisions for fridge/freezer. Gas hob.

UPVC double glazed window and door to side. Sink. Provisions for washer/dryer.

UPVC double glazed window to rear. Bath. Shower. W.C. Attic trap with storage.

Storage

UPVC double glazed window to front. Radiator. Fitted wardrobes.

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

UPVC double glazed window to rear. Radiator.

Skylight. Radiator. Access through bedroom 1.

Garage with basement utilised as a summerhouse.

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

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.

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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>		65	75
England & Wales		EU Directive 2002/91/EC	

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