



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Glynhafod Street

Cwmaman, Aberdare, CF44 6LD

£144,995



Located on Glynhafod Street in the charming village of Cwmaman, Aberdare, this immaculate end-terrace house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The well-appointed reception room provides a welcoming space for relaxation and entertaining, while the modern bathroom ensures all your needs are met.

One of the standout features of this home is its sun-filled garden, which invites you to enjoy the outdoors in a tranquil setting. The garden is ideal for summer barbecues or simply unwinding with a good book. Additionally, the property boasts off-road parking for vehicles, a valuable asset in today's busy world.

The location is particularly advantageous, with close links to local schools, transport options, and shops, making daily life both easy and enjoyable. Furthermore, the incredible views surrounding the property add to its appeal, providing a picturesque backdrop to your everyday living.

This spacious three-bedroom home on Glynhafod Street is a rare find, combining modern living with the charm of a friendly community. Whether you are looking to settle down or invest, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



### Entrance Porch

UPVC front door.

### Living Room 20'09 x 14'11 (6.32m x 4.55m )

UPVC double glazed window to front and rear. 2 Radiators. Gas fire.

### Kitchen Diner 11'08 x 9'00 (3.56m x 2.74m)

UPVC double glazed window to side. Gas hob and integrated oven. Integrated fridge/freezer. Provisions for washing machine.

### Family Bathroom 9'04 x 5'06 (2.84m x 1.68m )

UPVC double glazed window to rear. Walk-in shower. Vanity handwash basin. WC. Storage.

### Landing

### Bedroom 1 11'11 x 8'08 (3.63m x 2.64m)

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

### Bedroom 2 11'11 x 7'07 (3.63m x 2.31m)

UPVC double glazed window to front. Radiator.

### Bedroom 3 9'00 x 7'00 (2.74m x 2.13m)

UPVC double glazed window to front. Radiator. Attic trap.

### Outside

Large Garage with power and light and electric roller shutter, approximately measuring 19'07 x 16'01. Patio to artificial grass lawn. 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

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.

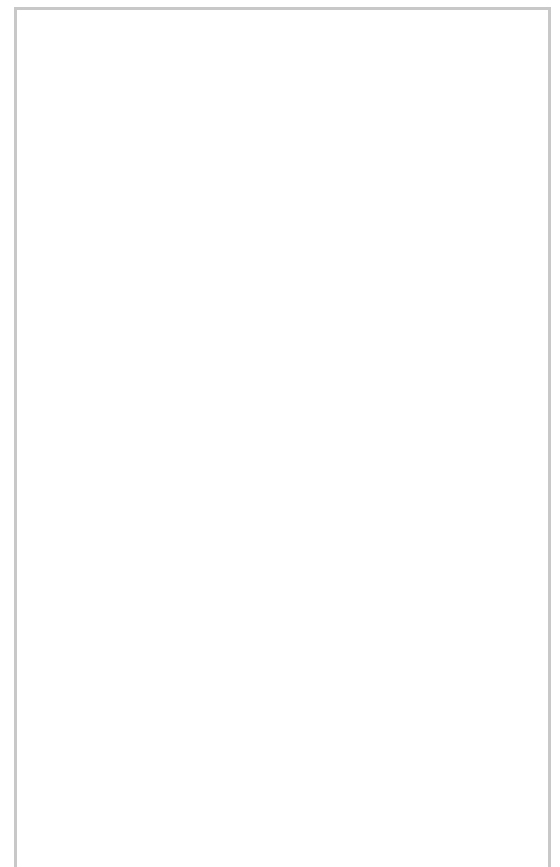
27 Cardiff Street, Aberdare, CF44 7DP

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

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 