



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Blaen Wern

Cwmdare, Aberdare, CF44 8SD

£199,995



\*\*\* NO ONWARD CHAIN\*\*\*

Located in the charming area of Blaen Wern, Cwmdare, Aberdare, this semi-detached house presents an excellent opportunity for those seeking a family home in a desirable location. Boasting two generous reception rooms, this property offers ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking for extra room to accommodate guests or create a home office.

The property features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this home is the spacious driveway, providing parking for up to four vehicles, a rare find in many residential areas.

Situated just a stone's throw away from the country park, offering breathtaking views and a wonderful setting for leisurely walks, allowing residents to enjoy the natural beauty of the area.



### Entrance Hall

UPVC door to front. Radiator.

### Living Room 15'06 x 14'02 (4.72m x 4.32m)

UPVC double glazed window to side and rear. Radiator x2. Storage.

### Conservatory

UPVC conservatory to rear.

### Kitchen 9'03 x 7'11 (2.82m x 2.41m)

UPVC double glazed window to front. Provisions for washer/dryer/fridge/freezer.

### Landing

Attic trap. Storage.

### Bedroom 1 14'02 x 8'05 (4.32m x 2.57m)

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

### Bedroom 2 10'08 x 7'07 x 5'09 (3.25m x 2.31m x 1.75m)

UPVC double glazed window to rear. Radiator

### Bedroom 3 9'01 x 8'01 (2.77m x 2.46m )

UPVC double glazed window to rear. Radiator

### Bathroom 6'07 x 5'06 (2.01m x 1.68m)

UPVC double glazed window to side. Radiator. Bath with overhead shower. W.C. Handwash basin.

### Outside

Detached garage. Driveway. Front and rear gardens.

### 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

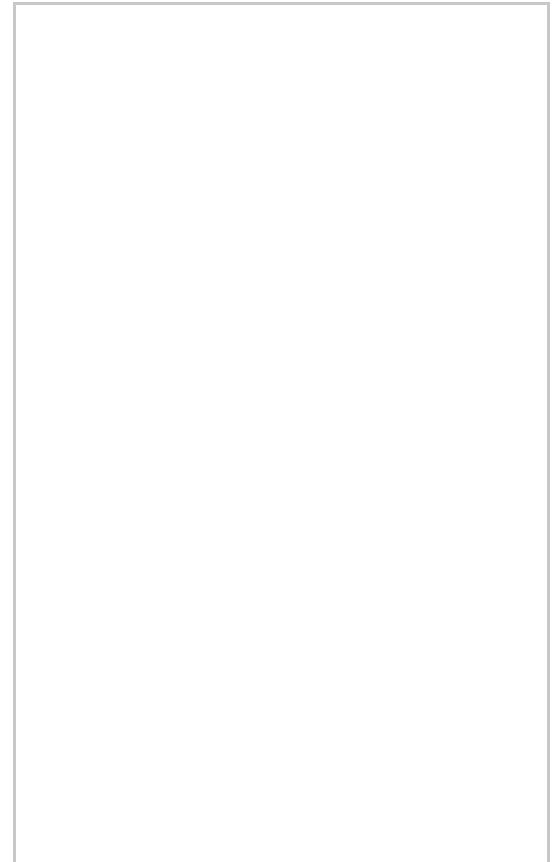
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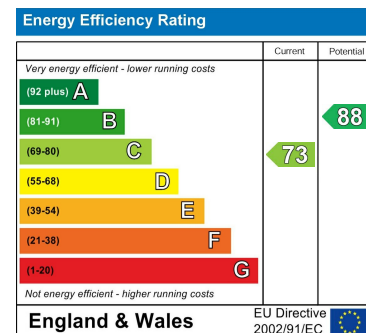
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Tel: 01685 878000 Email: [info@manningestateagents.co.uk](mailto:info@manningestateagents.co.uk) <https://www.manningestateagents.co.uk>