



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Llangorse Road

Cwmbach, CF44 0HS

£264,995



Nestled on the charming Llangorse Road in Cwmbach, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a large kitchen/diner, providing an inviting area for family meals and entertaining guests.

The property boasts a well-appointed reception room, perfect for relaxation or hosting gatherings. A notable feature is the generous sun-filled garden, which combines artificial grass and decking, creating a low-maintenance outdoor space that is perfect for enjoying sunny days or hosting barbecues.

For those with vehicles, the property offers ample parking for up to three vehicles, along with a large garage that provides additional storage or workshop space.

Located in the popular Cwmbach area, this home is not only spacious but also conveniently situated, making it an excellent choice for anyone looking to settle in a vibrant community. This property truly represents a wonderful opportunity to enjoy comfortable living in a desirable location with excellent links to local amenities.



### Entrance Hall

Composite front door. Radiator.

### Living Room 12'01 x 11'05 (3.68m x 3.48m)

UPVC double glazed window to front. Radiator.

### Kitchen/Diner 18'06 x 8'01 (5.64m x 2.46m)

UPVC double glazed window to side. Sliding patio doors. Radiator. Integrated oven. Gas hob. Integrated fridge/freezer. Provisions for 5 washer/dryer/dishwasher.

### Downstairs WC

UPVC double glazed window to side. WC. Handwash basin.

### Landing

Attic trap.

### Bedroom 1 11'11 x 12'09 max x 10'09 min (3.63m x 3.89m max x 3.28m min)

UPVC double glazed window to rear. Radiator.

### Bedroom 2 12'03 x 10'10 (3.73m x 3.30m)

UPVC double glazed window to front. Radiator.

### Bedroom 3 8'02 x 7'04 (2.49m x 2.24m )

UPVC double glazed window to front. Radiator.

### Family Bathroom 7'03 x 5'05 (2.21m x 1.65m)

UPVC double glazed window to rear. Shower over bath. WC. Handwash basin. Heated towel rail.

### Outside

Garage. Patio. Driveway. Artificial grass and lawn. Decking area.

### Disclaimer

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The Property Misdescription Act 1991

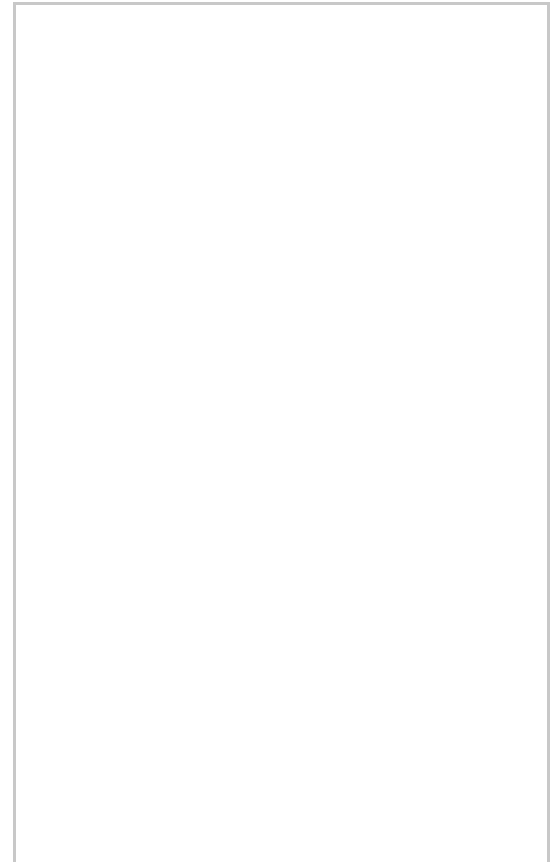
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## Area Map



## 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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