



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Abergwawr Street

Aberdare, CF44 6UL

£165,000



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

Nestled on Abergwawr Street in the charming town of Aberdare, this delightful end terrace house offers a perfect blend of modern comfort and cottage charm. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious kitchen/diner and reception room, providing a warm and inviting area for relaxation and entertaining.

The property has been meticulously renovated to a high standard, ensuring that it meets the needs of contemporary living while retaining its quaint character. The two bathrooms add convenience for busy households, making morning routines a breeze.

Situated in an ideal location, this property benefits from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or looking to settle down in a peaceful community, this end terrace house on Abergwawr Street is a wonderful opportunity not to be missed.



### Entrance Hall

UPVC front door. Radiator. Tiled.

### Kitchen/Diner 17'09 x 12'00 (5.41m x 3.66m)

UPVC double glazed window to front and rear. Provisions for cooker/fridge/freezer/washer/dryer. Tiled. Radiator. Pantry.

### Living Room 17'11 x 12 (5.46m x 3.66m)

UPVC double glazed window to front and rear. Radiator x2.

### Cloakroom

WC. Handwash basin. Radiator.

### Landing

UPVC stained glass window to rear. Radiator.

### Bathroom 7'11 x 5'11 (2.41m x 1.80m )

UPVC double glazed window to side. WC. Handwash basin. Shower over bath. Radiator.

### Bedroom 1 11'05 max x 8'06 min x 8'08 (3.48m max x 2.59m min x 2.64m)

UPVC double glazed window to front. Walk-in wardrobe. Radiator.

### Bedroom 2 10'01 x 8'07 (3.07m x 2.62m )

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

### Bedroom 3 12'01 x 10'05 (3.68m x 3.18m)

UPVC double glazed window to front and rear. Radiator.

### Outside

Patio. Storage shed.

### 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

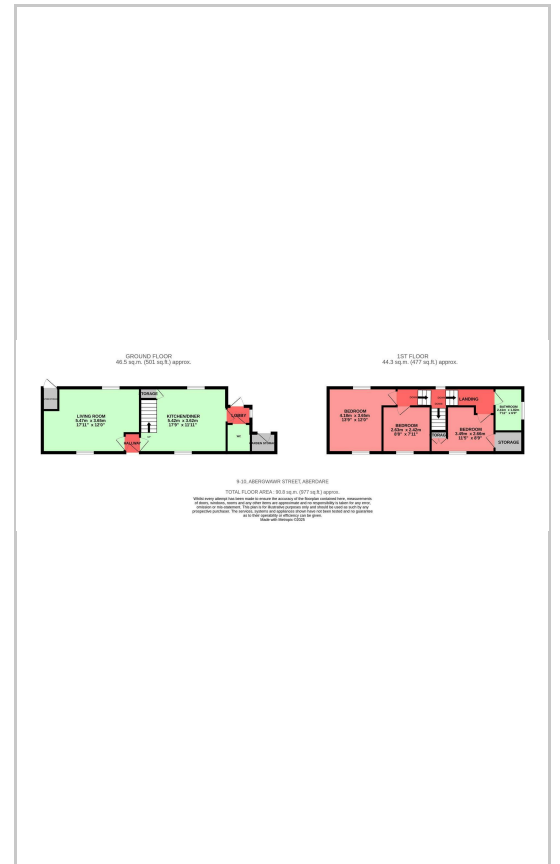
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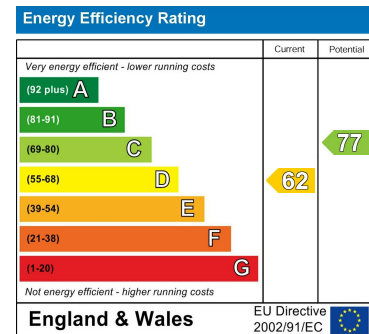
## Area Map



## Floor Plans



## Energy Efficiency Graph



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