



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Wyndham Crescent

Aberdare, CF44 6RR

£159,995



Nestled in the sought-after area of Wyndham Crescent, Aberdare, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three generously sized bedrooms, larger than average, providing ample space for relaxation and personalisation.

Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The layout of the home is both practical and inviting, making it ideal for modern living. The property also features a well-appointed bathroom, ensuring convenience for all.

Location is key, and this property excels in that regard. It is situated within a popular area that provides excellent links to local schools, shops, and major roads, making commuting and daily errands a breeze. The vibrant community surrounding Wyndham Crescent adds to the appeal, offering a range of amenities and services within easy reach.

In summary, this terraced house on Wyndham Crescent is a fantastic opportunity for those seeking a comfortable and spacious home in a well-connected area. With its larger than average bedrooms, inviting reception room, and convenient garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



### Entrance Porch

UPVC front door. Radiator.

### Living Room 24'08 x 16'00 (7.52m x 4.88m )

UPVC double glazed window to front. 2 Radiators. Electric fire.

### Kitchen 14'07 x 14'3 max x 9'03 min (4.45m x 4.34m max x 2.82m min)

UPVC patio doors. Radiator. Provisions for cooker, fridge/freezer and washing machine.

### Shower Room 10'5 x 4'06 (3.18m x 1.37m)

Shower. Heated towel rail. Vanity/storage unit. WC. Handwash basin.

### Landing

Attic trap.

### Bedroom 1 15'10 x 9 (4.83m x 2.74m)

UPVC double glazed window to front. Radiator.

### Bedroom 2 12'03 x 7'09 (3.73m x 2.36m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 15'04 x 7'05 (4.67m x 2.26m)

UPVC double glazed window to rear. Radiator.

### Outside

Patio area. Garden 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

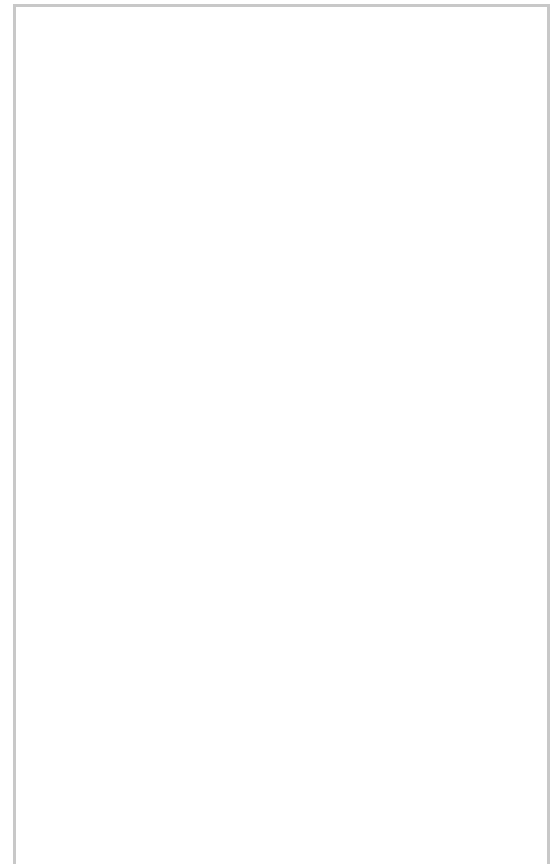
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### Area Map



### Floor Plans



### Energy Efficiency Graph

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	

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