



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Onllwyn Road

Coelbren, Neath, SA10 9NS

£375,000



** GOOD OPPORTUNITY TO CREATE A GROUND FLOOR ANNEX SUBJECT TO THE USUAL PLANNING
** WE HAVE BEEN ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD

** WELL PRESENTED SIZE 3 DOUBLE BEDROOM DETACHED FAMILY HOUSE
** EXCELLENT GENEROUS AND FLEXIBLE ACCOMMODATION FOR THE EXTENDED AND GROWING FAMILY
** AMPLE OFF ROAD PARKING AND DOUBLE GARAGE
** 3 RECEPTION ROOMS. ENTRANCE HALL. GENEROUS FITTED KITCHEN/DINER. UTILITY ROOM. SHOWER ROOM
** 3 DOUBLE BEDROOMS PLUS STUDY/DRESSING ROOM. EN-SUITE SHOWER ROOM. FAMILY BATHROOM
** LANDSCAPED & MATURE GARDENS



Spacious Hallway 8'9 x 9'3 (2.67m x 2.82m)
Radiator. UPVC double glazed front door. Storage cupboard.

Lounge 18'3 x 12'11 (5.56m x 3.94m)
Radiator x 2. UPVC double glazed window to front aspect

Dining room 11'1 x 13'0 (3.38m x 3.96m)
Radiator. Upvc double glazed window to rear aspect.

Fitted Kitchen 15'9 x 12'11 (4.80m x 3.94m)
With a good range of modern Wall and base units. Radiator. Cooking by electric. 1 1/2 bowl. UPVC double glazed window to rear. Integrated dishwasher and refrigerator.

Sitting room 15'1 x 12'10 (4.60m x 3.91m)
Double glazed Sliding patio doors. Fire surround.

Utility room 9'1 x 12'10 (2.77m x 3.91m)
Stainless steel sink. Radiator. UPVC double gazed window to rear. Provision for washing machine. Oil fired boiler. UPVC door to rear. Modern wall and base units.

Downstairs shower room
Radiator. UPVC double glazed window. Mirror. Modern suite in white suite Wash hand basin. W.C. Shower. Deep storage cupboards.

Landing
Radiator. Airing cupboard.

Bedroom 1 12'10 x 15'0 (3.91m x 4.57m)
Radiator. With a range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

Study/box room 9'0 x 5'9 (2.74m x 1.75m)
Radiator. UPVC double glazed window to rear.

Ensuite Shower room 6'5 x 9'1 max (1.96m x 2.77m max)
Modern suite comprising W.C. Vanity wash hand basin. UPVC double glazed window to side. Shower cubicle. Radiator.

Family Bathroom 8'9 x 9'0 (2.67m x 2.74m)
Modern suite comprising Bath. Wash hand basin. W.C. Radiator. UPVC double glazed window to side.

Bedroom 2 11'11 x 15'5 (3.63m x 4.70m)
Radiator. UPVC double glazed window to front.

Bedroom 3 12'0 x 15'6 (3.66m x 4.72m)
Radiator. UPVC double glazed window to front.

Garden
Entrance drive with multiple off road parking. Side access to enclosed rear garden with large paved patio and level lawn garden with a selection of mature shrubs and plants. Rural views to rear aspect.

Double garage 24'6 x 24'10 max 17'4 min (7.47m x 7.57m max 5.28m min)
Remote control up and over doors. Power and light connected.

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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

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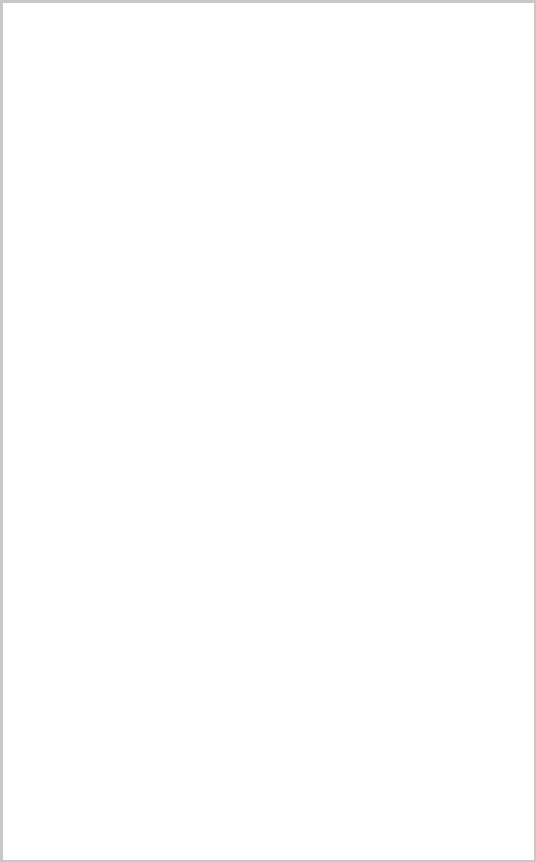
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Area Map



Floor Plans



Energy Efficiency Graph

