



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## 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

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.

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

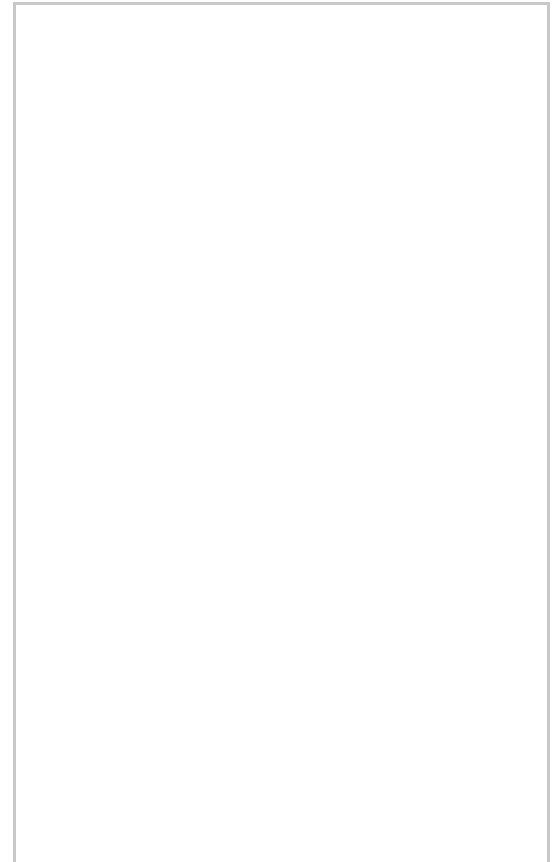
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

## 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>