



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Broniestyn Terrace

Trecynon, Aberdare, CF44 8EG

£179,995



Broniestyn Terrace, Trecynon, Aberdare, this substantial four-bedroom terraced house presents an excellent opportunity for those seeking a family home with potential. This property in need of modernisation is ideal for buyers looking to put their own stamp on a residence in a sought-after location.

Upon entering, you are welcomed by an inviting entrance porch leading into a spacious hall. The ground floor boasts two generously sized reception rooms, perfect for family gatherings or entertaining guests. The fitted kitchen, accompanied by a utility room, provides ample space for culinary pursuits and everyday living.

Upstairs, you will find four bedrooms, offering plenty of room for family or guests. The bathroom completes the upper level, providing essential amenities. The property benefits from solid fuel central heating and partial UPVC double-glazed windows.

Outside, the forecourt garden adds to the charm of the home, while side access leads to a rear garden, providing an outdoor space for relaxation or gardening enthusiasts. Situated within easy walking distance of Aberdare Park, local schools, and various amenities, this property is perfectly positioned for family life. With updating modernisation, this house can be transformed into a delightful family home.



### Entrance porch

### Entrance Hallway

Stairs to first floor.

### Front Sitting room 10'3 min 13'1 max x 16' (3.12m min 3.99m max x 4.88m)

Double glazed bay window to front aspect. 2 x Radiators.

### Rear Sitting Room 15'4 x 11'3 (4.67m x 3.43m)

Double glazed patio doors to rear garden. Radiator. Parkray solid fuel fire.

### Fitted kitchen 10'7 x 12' (3.23m x 3.66m)

With a modern range of wall and base units. 2 x double glazed windows to side aspect. Understairs storage cupboard.

### Utility Room 9'6 x 6'1 (2.90m x 1.85m)

Upvc double glazed window and door to rear garden.

### Landing

### Bedroom 1 14'4 x 11'3 min 14'2 into bay (4.37m x 3.43m min 4.32m into bay)

Double glazed window to front aspect. Radiator.

### Bedroom 2 15'7 x 10'4 (4.75m x 3.15m)

Airing cupboard. Radiator. Wooden window to rear aspect.

### Bedroom 3

Radiator. Wooden double glazed window to side aspect.

### Bathroom 4'10 x 9 (1.47m x 2.74m)

Modern suite in white comprising bath, wash hand basin and w.c. double glazed window to side aspect. Radiator.

### Bedroom 4 6'10 x 7'11 (2.08m x 2.41m)

Radiator. Upvc double glazed window to front aspect. Access to loft.

### outside

Forecourt garden with side access to rear garden.

### Disclaimer

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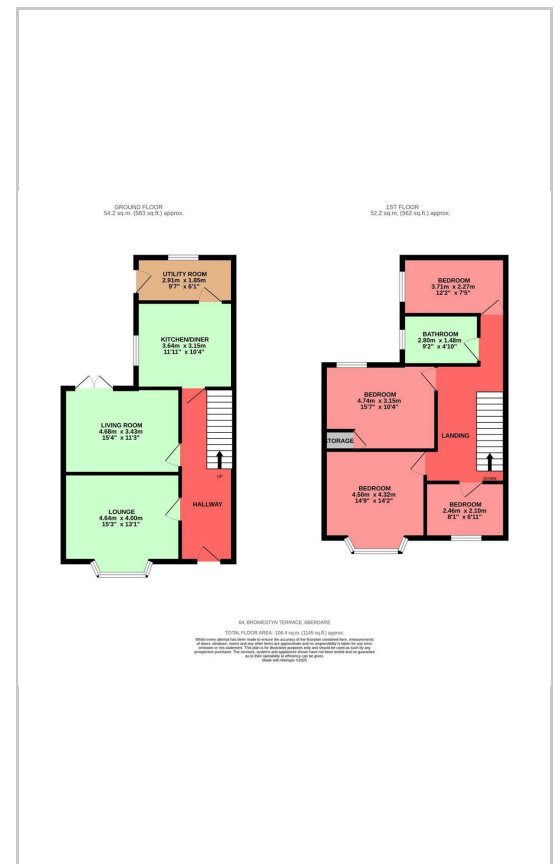
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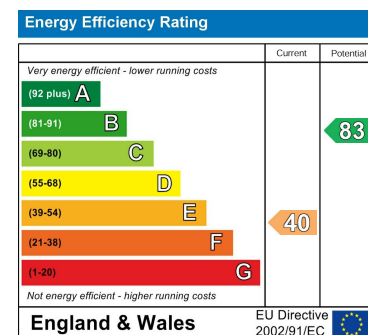
## Area Map



## Floor Plans



## Energy Efficiency Graph



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