



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cardiff Rd

Aberaman, Aberdare, CF44 6RG

£129,995



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

Nestled on Cardiff Road in the charming area of Aberaman, Aberdare, this semi-detached house presents an excellent opportunity for those seeking a comfortable and spacious home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is designed to maximise space and light, creating a pleasant living environment.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The kitchen area offers ample room for culinary pursuits, making it a delightful space for cooking and dining.

Situated in a desirable location, this home benefits from the amenities and services that Aberaman has to offer, including local shops, schools, and parks, all within easy reach. The surrounding area is known for its friendly community and picturesque landscapes, providing a lovely backdrop for everyday life.

This semi-detached house is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it is a wonderful opportunity for anyone looking to settle in this vibrant part of Aberdare. Do not miss the chance to make this charming house your new home.



### Entrance Hall

UPVC double glazed front door. Radiator.

### Living Room 19'07 x 12'11 (5.97m x 3.94m)

2 UPVC double glazed windows to rear. 2 x radiators. UPVC door to rear.

### Kitchen 10'08 x 7'09 (3.25m x 2.36m)

UPVC double glazed front door. Radiator. Provisions for fridge/freezer. Provision for washer/dryer.

### Landing

Attic. UPVC double glazed window to side. Storage.

### Bedroom 1 13'01 x 9'0 (3.99m x 2.74m)

UPVC double glazed window to rear. Radiator.

### Bedroom 2 13'01 x 10'04 (3.99m x 3.15m)

UPVC double glazed window to rear. Radiator. Fitted storage.

### Bathroom 7'03 x 5'10 (2.21m x 1.78m)

Vanity wash hand basin. W.C. Bath. Shower. Heated towel rail. UPVC double glazed window to front.

### Garden

Patio. Grass. Rear access.

### 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

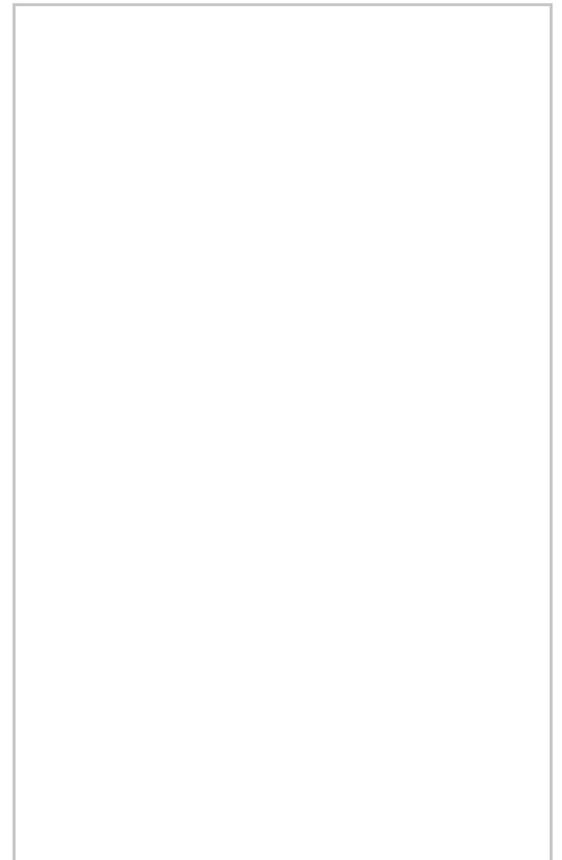
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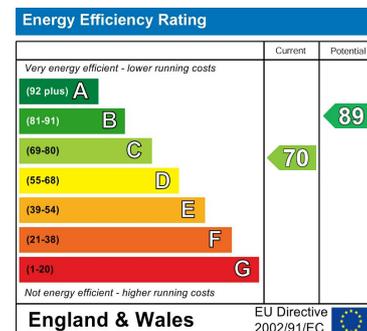
## Area Map



## Floor Plans



## Energy Efficiency Graph



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