



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Gower Road

Aberdare, CF44 0LE

£325,000



Located in the sought-after location of Gower Road, Cwmbach, this impressive semi-detached house offers a perfect blend of character and modern living. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by one reception room and a conservatory, perfect for entertaining guests or enjoying quiet family evenings. The extensive and beautifully maintained gardens provide a serene escape, boasting stunning views of the surrounding mountains both at the front and back of the property. These outdoor spaces are perfect for summer barbecues or simply relaxing in the fresh air.

One of the standout features of this home is the attic bedroom, which is adorned with a magnificent floor-to-ceiling window that overlooks the peaceful garden, allowing natural light to flood the space and creating a tranquil atmosphere.

Additionally, the property offers ample parking for up to three vehicles, ensuring convenience for you and your guests. This charming house is not just a home; it is a lifestyle choice, offering both comfort and a connection to nature in a desirable area. Do not miss the opportunity to make this character property your own.



Entrance Hall

UPVC front door. Solid oak flooring. UPVC triple glazed stain glass window to side. Radiator.

Cloakroom

UPVC double glazed window to side. Handwash basin. WC.

Living Room 27'02 x 11'05 (8.28m x 3.48m)

UPVC double glazed Bay window to front. Curved radiator. Solid oak flooring. Gas fire and Electric fire. double doors leading to conservatory.

Conservatory 13'04 x 9'07 (4.06m x 2.92m)

UPVC double glazed windows and patio door to rear. Wall mounted Radiator. Solid oak flooring.

Kitchen 16'04 x 7'08 (4.98m x 2.34m)

UPVC double glazed window to rear. Integrated fridge/freezer/dishwasher. Electric oven and hob. Radiator. Tiled floor.

Side Porch

Provisions for washer/dryer. Power and light. Access to rear and front.

Landing

UPVC triple glazed stain glass window to side.

Bedroom 1 14'00 x 9'07 (4.27m x 2.92m)

UPVC double glazed window to front. Curved radiator. Fitted wardrobes.

Bedroom 2 12'05 x 8'06 (3.78m x 2.59m)

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

Bedroom 3 8'06 x 7'08 (2.59m x 2.34m)

UPVC double glazed window to rear. Radiator.

Bathroom 6'09 x 6'09 (2.06m x 2.06m)

UPVC double glazed window to front. Walk-in shower. Vanity handwash basin. W.C. Heated mirror. Heated towel rail.

Bedroom 4 17'07 x 11'04 max x 8'11 min (5.36m x 3.45m max x 2.72m min)

UPVC double glazed floor to ceiling tilt and turn windows to rear. Radiator. Sky light x2.

Ensuite W.C.

Vanity handwash basin. W.C.

Garden

Detached garage. Driveway. Electric car charging point. Side access. Block pave driveway. Patio area. Grass lawn. Protected cable and isolation box for provisions for outdoor spa.

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

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 firms 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

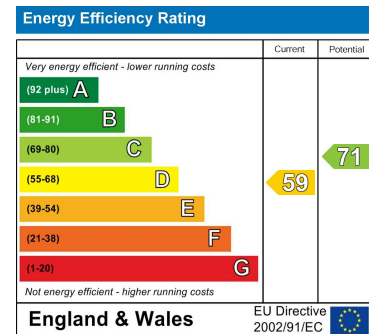
Area Map



Floor Plans



Energy Efficiency Graph



27 Cardiff Street, Aberdare, CF44 7DP

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