



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Clifton Crescent

Aberdare, CF44 6RT

£159,995



Located in the sought-after area of Clifton Crescent, Aberdare, this charming terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for all residents. One of the standout features of this property is the sun-filled garden, complete with artificial grass, which offers a low-maintenance outdoor space perfect for relaxation or play.

The location is particularly appealing, with excellent road, school, and transport links nearby, making commuting and daily errands a breeze.

This property is not just a house; it is a wonderful place to call home, situated in a popular area that combines comfort with accessibility. Whether you are looking to settle down or invest, this terraced house in Aberaman is a fantastic choice.



Entrance Hall

UPVC front door. Tiled floor. Radiator.

Living Room

UPVC double glazed window to front. Radiator.

Kitchen/Diner

UPVC door to rear. Integrated oven. Integrated fridge/freezer. Wall mounted radiator. Provisions for washing machine.

Bedroom 1

UPVC double glazed window to front. Radiator.

Bedroom 2

UPVC double glazed window to front. Radiator.

Bedroom 3

UPVC double glazed window to rear. Radiator.

Family Bathroom

UPVC double glazed window to rear. Bath. Handwash basin.

Outside

Artificial grass. Patio. Garage. Rear access.

Disclaimer

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The Property Misdescription Act 1991

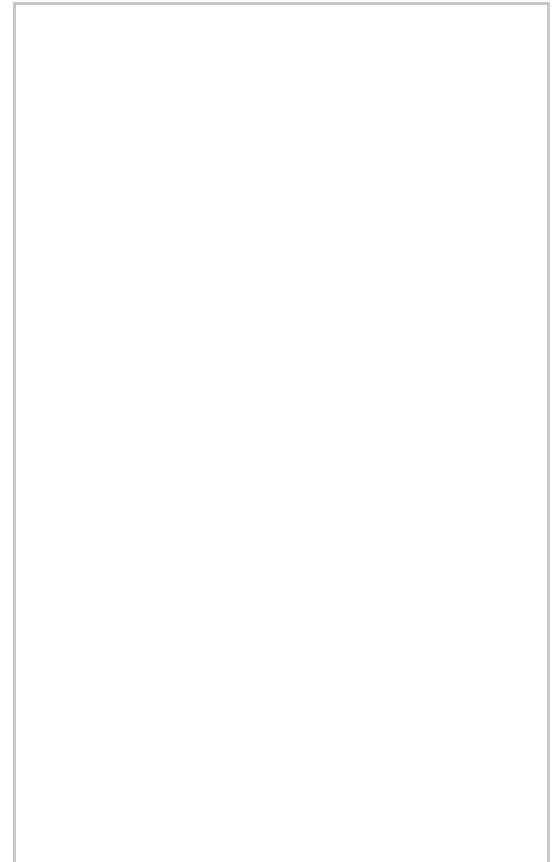
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Area Map



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	

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