MANNING
Estate Agents Limited

27 Cardiff Street, Aberdare, CF44 7DP
Tel: 01685 878000 Fax: 01685 878000

Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

£299,995

3 3 1 C

** NO ONWARD CHAIN**

Nestled in the desirable Maes Y Ffion development in Llwydcoed, Aberdare, this splendid detached house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a serene retreat, ensuring restful nights and rejuvenating mornings.

The house boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed bathrooms, three in total, add to the convenience and comfort of this lovely home.

Outside, the sun-filled garden invites you to bask in the natural light, making it an excellent space for outdoor activities, gardening, or simply unwinding after a long day. The property also features parking for up to three vehicles, providing ample space for family and visitors alike.

Located in a sought-after area, this home benefits from excellent transport links, making it easy to access local amenities and nearby towns. Whether you are looking for a peaceful retreat or a vibrant community, this property in Maes Y Ffion is sure to impress. Don't miss the opportunity to make this charming house your new home.

Entrance Hall
UPVC front door. Radiator. Access to garage.

Reception Room 12'07 x 10'05 (3.84m x 3.18m)
UPVC double glazed window to front. Radiator. Storage.

Dining Room
UPVC double glazed bay window to rear. Radiator.

Kitchen 10'11 x 7'05 (3.33m x 2.26m)
UPVC double glazed window to rear. Integrated fridge/freezer. Electric oven. Gas hob. Tiled floor. Plinth heater.

Utility Room 7'03 x 6'03 (2.21m x 1.91m)
UPVC door to rear. Radiator. Kitchen units and sink.

Downstairs W.C. 6'02 x 3'02 (1.88m x 0.97m)
W.C. Handwash basin. Radiator.

Landing
Attic trap.

Bedroom 1 13'11 x 9'07 (4.24m x 2.92m)
UPVC double glazed window to front and rear. Radiator. Walk through fitted wardrobes.

En Suite 6'11 x 4'11 (2.11m x 1.50m)
UPVC double glazed window to rear. Shower. W.C. Handwash basin. Radiator.

Bedroom 2 11'07 x 10'06 (3.53m x 3.20m)
UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3 10'07 x 7'05 (3.23m x 2.26m)
UPVC double glazed window to rear. Radiator.

Bathroom 6'08 x 5'07 (2.03m x 1.70m)
UPVC double glazed window to rear. Radiator. W.C. Bath. Handwash basin.

Outside
Garage 20'06 x 9'11. Lawn to front and rear. Driveway. Side access. Gravel. Outside tap.

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

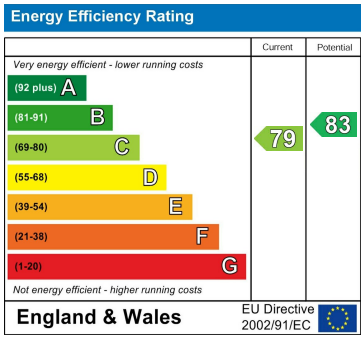
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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



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