



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Clifton Street

Aberdare, CF44 7PB

£325,000



Situated on Clifton Street in Aberdare, this charming semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. With three well-proportioned bedrooms, including an attic room that provides additional versatility, this property is perfect for those seeking room to grow.

The main floor boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The basement is a standout feature, equipped with a lounge, kitchen, and a convenient w/c, offering a fantastic space for relaxation or social gatherings. Ample storage options throughout the house ensure that all your belongings can be neatly tucked away.

Located just outside the bustling town centre of Aberdare, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and schools, making daily life both convenient and enjoyable. The property also offers beautiful views overlooking the town centre, providing a picturesque backdrop to your everyday living.

This home is not just a place to live; it is a space where memories can be made. With its generous living areas and prime location, this semi-detached house on Clifton Street is a wonderful opportunity for anyone looking to settle in Aberdare. Don't miss the chance to make this lovely property your own.



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 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	75
England & Wales		EU Directive 2002/91/EC	

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