



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Lakeside

Aberdare, CF44 8AX

£329,995



Nestled in the picturesque area of Lakeside, Cwmdare, this stunning detached house offers a perfect blend of comfort and elegance. With three generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the three modern bathrooms add a touch of luxury and convenience to daily living.

The house is set in a sought-after location, making it an ideal choice for those looking to enjoy the tranquillity of lakeside living while still being close to local amenities. The spacious layout of the home allows for a seamless flow between rooms, creating an inviting atmosphere that is perfect for both quiet evenings and lively gatherings.

In summary, this beautiful and spacious detached house in Lakeside, Aberdare, is a rare find. With its ample living space, modern conveniences, and prime location, it presents an excellent opportunity for anyone seeking a new home in a charming and vibrant community.



**Entrance Hall**

Composite front door. Radiator.

**Cloarkroom**

UPVC double glazed window to side. Vanity handwash basin. W.C. Heated towel rail.

**Reception Room 1 14'03 x 9'07 (4.34m x 2.92m)**

UPVC double glazed window to front. Radiator.

**Dining Room 8'08 x 8'08 (2.64m x 2.64m )**

UPVC sliding patio doors to rear. Radiator.

**Conservatory**

UPVC double glazed conservatory to rear.

**Kitchen 15'10 x 10'01 (4.83m x 3.07m)**

UPVC double glazed window to rear. Wooden door to side. Integrated oven and induction hob. Integrated fridge/freezer/dishwasher. Provisions for washer/dryer. Wall mounted radiator.

**Landing**

Storage.

**Bedroom 1 17'02 x 9'09 (5.23m x 2.97m )**

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

**En Suite 6'07 x 5'11 (2.01m x 1.80m)**

UPVC double glazed window to rear. Shower. Vanity handwash basin. W.C. Heated towel rail.

**Bedroom 2 11'04 x 9'07 (3.45m x 2.92m)**

UPVC double glazed window to front. Radiator.

**Bedroom 3 8'11 x 8'07 (2.72m x 2.62m)**

UPVC double glazed window to rear. Radiator.

**Bathroom 6'09 x 5'11 (2.06m x 1.80m )**

UPVC double glazed window to rear. Freestanding bath. Vanity handwash basin. Heated towel rail. W.C.

**Outside**

Integrated garage. Driveway. Side access. Outside tap. Patio and grass lawn.

**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

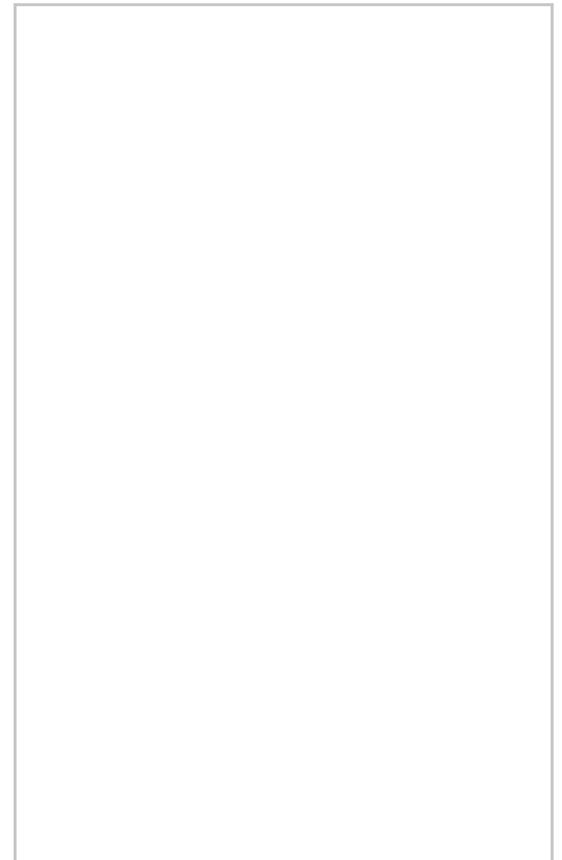
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

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	

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