



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



# Heol Y Deri

Aberdare, CF44 0BP

£279,995



\*\*\*\*\* NO ONWARD CHAIN\*\*\*\*\*

Heol Y Deri, Aberdare, this immaculate three-bedroom detached house offers a perfect blend of modern living and comfort. Entrance drive that provides off-road parking, ensuring convenience for you and your guests, garage with power and light connected.

Upon entering, you will find a welcoming entrance hall that leads to a thoughtfully designed downstairs w.c. The spacious sitting room is perfect for relaxation, while the modern fitted kitchen/diner is ideal for entertaining family and friends. The highlight of the ground floor is undoubtedly the expansive conservatory, which overlooks the well maintained gardens, creating a serene space to enjoy the outdoors from the comfort of your home. The double-glazed windows and underfloor heating throughout the ground floor ensure a warm and inviting atmosphere all year round.

As you ascend to the first floor, the landing provides access to three generously sized bedrooms, each offering ample space and natural light. The modern shower room caters to the needs of the household, while the en-suite toilet, complete with a Juliet balcony, allows you to enjoy delightful views of the rear aspect.

The front and rear gardens are not only well-maintained but also designed for easy upkeep, making them perfect for those who appreciate outdoor space without the burden of extensive gardening. This property is an excellent opportunity for families or individuals seeking a modern home in a desirable location. With its thoughtful layout and contemporary features, this detached house is sure to impress.



### Entrance Hall

Storage cupboard. Stairs to first floor. Radiator. No underfloor heating.

### Cloakroom

Radiator, modern white suite comprising vanity wash hand basin and w.c.

### Lounge 17'1 x 9'5 (5.21m x 2.87m)

Radiator x 2. Underfloor heating. Internal bi-folding doors to conservatory. Upvc double glazed window to front aspect.

### Fitted Kitchen/Diner 8'10 x 17' (2.69m x 5.18m)

Modern range of wall and base units incorporating granite worktop surface, integrated fridge/freezer, electric hob and oven, microwave, extractor hood, underfloor heating. Upvc double glazed window to front aspect.

### Conservatory 10'6 max x 24'8 (3.20m max x 7.52m)

Upvc double glazed windows and patio doors to rear garden. Underfloor heating. 2 x radiators.

### Landing

Airing cupboard. Upvc double glazed window.

### Shower room

Modern suite in white comprising shower, vanity wash hand basin and w.c., radiator.

### Bedroom 1 11'6 x 9'2 (3.51m x 2.79m)

Radiator. Upvc double glazed window to front aspect. Fitted wardrobe x 2

### En-suite Toilet

With vanity wash hand basin, w.c., chrome heated towel rail. Juliet balcony with pleasant views.

### Bedroom 2 10'1 x 7'2 (3.07m x 2.18m)

Upvc double glazed window. Radiator. Modern fitted wardrobe.

### Bedroom 3 9'9 x 6'10 (2.97m x 2.08m)

Radiator. Modern fitted study units. Upvc double glazed window to rear aspect.

### Garage

Power and light connected. Remote control door.

### 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

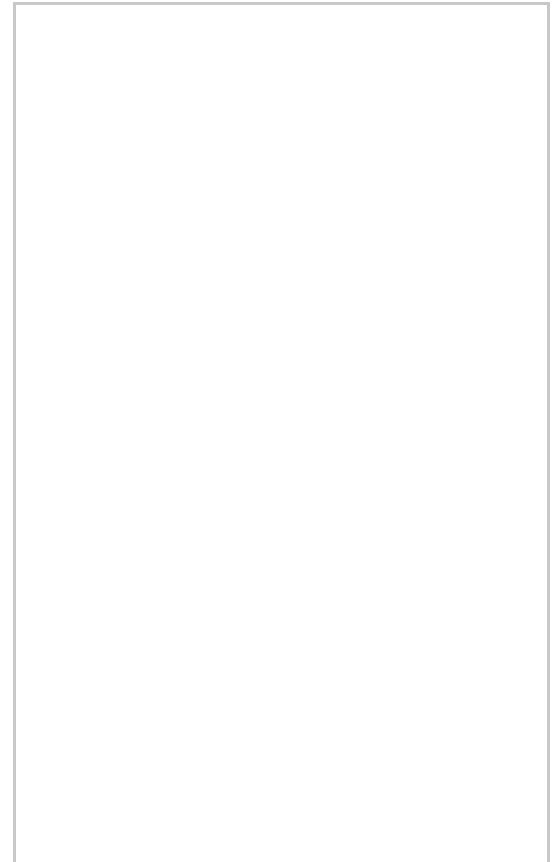
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information 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 firm's 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](mailto:info@manningestateagents.co.uk) <https://www.manningestateagents.co.uk>