



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Deans Court

Aberdare, CF44 7BN

£69,995



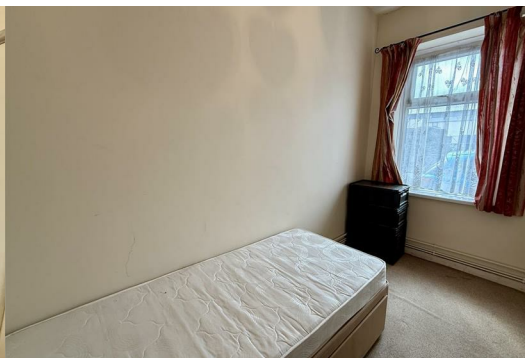
Nestled in the heart of Aberdare on Dean Street, this charming ground floor two-bedroom flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, creating a warm and inviting atmosphere.

The two bedrooms are thoughtfully designed to provide comfort and privacy, making them ideal for a small family or as guest accommodations. The flat also features a modern bathroom, ensuring convenience and functionality for everyday living.

Situated in a prime location, this flat is surrounded by local amenities, including shops, cafes, and parks, making it an attractive choice for those seeking a vibrant community. Its proximity to public transport links further enhances its appeal, providing easy access to nearby towns and cities.

This property is particularly well-suited for buy-to-let investors, given its desirable location and layout. With the potential for steady rental income, it represents a sound investment opportunity in a growing area.

In summary, this two-bedroom flat on Dean Street is a delightful find, offering a blend of comfort, convenience, and investment potential. Whether you are looking to make it your home or add to your property portfolio, this flat is certainly worth considering.



## Entrance Hall

Wood front door. Intercom service. Radiator.

## Kitchen/ Living room 23'00 x 9'06 (7.01m x 2.90m)

UPVC double glazed window to front. Open plan kitchen/living room. Provisions for washing machine and fridge freezer. Electric Hob. Integrated oven.

## Storage Room

Large storage room.

## Bedroom 1 10'02 x 10'09 (3.10m x 3.28m)

UPVC double glazed window to front. Radiator.

## Bedroom 2 10'10 x 6'01 (3.30m x 1.85m)

UPVC double glazed window to front. Radiator.

## Family Bathroom 7'11 x 6'00 (2.41m x 1.83m)

Heated towel rail. Bath with shower.

## 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

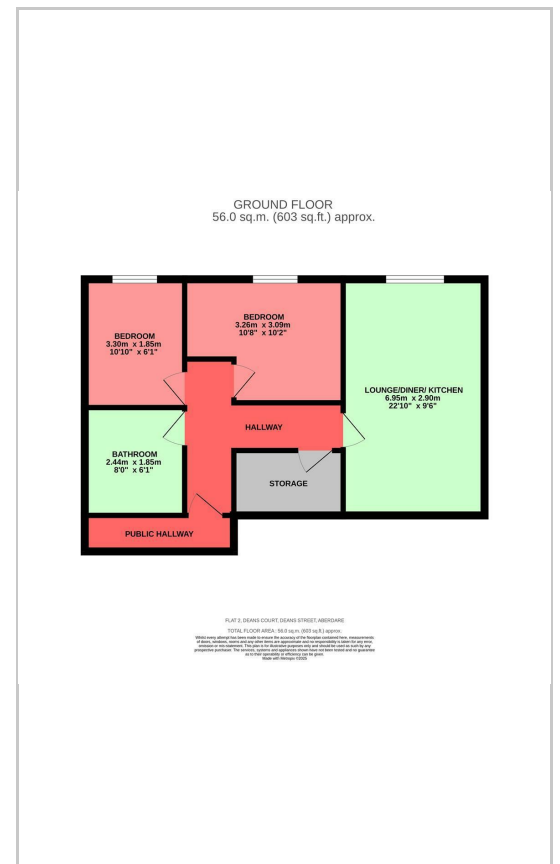
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## Area Map



## 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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