



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Catherine Street

Aberdare, CF44 7LU

£169,995



Nestled on the charming Catherine Street in Aberdare, this beautifully renovated terraced house offers a perfect blend of modern living and convenient location. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The interior has been thoughtfully updated to a high standard, ensuring a comfortable and stylish environment.

The heart of the home features a welcoming reception room, perfect for relaxation or entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere. The well-appointed bathroom caters to all your needs, while the sun-filled garden provides a delightful outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

Situated just a stone's throw away from The Country Park, residents can enjoy the beauty of nature right on their doorstep. Additionally, local amenities, including a GP surgery and the bustling town centre, are conveniently close, making daily errands and leisure activities easily accessible.

This property presents an excellent opportunity for those looking to settle in a vibrant community with all the necessary conveniences nearby. Don't miss the chance to make this lovely house your new home.



### Entrance Porch

UPVC front door.

### Living Room 19'02 x 13'11 (5.84m x 4.24m)

UPVC double glazed window to front. Radiator.

### Kitchen 12'06 x 12'02 (3.81m x 3.71m)

UPVC double glazed window to rear and back door. Radiator. Spot lights. Storage. Integrated electric oven and gas hob with extractor fan. Provisions for washer/dryer/fridge/freezer.

### Landing

Attic trap.

### Bedroom 1 19'01 x 7'08 (5.82m x 2.34m )

UPVC double glazed window to front. Radiator. Spot lights.

### Bedroom 2 12'07 x 6'05 (3.84m x 1.96m)

UPVC double glazed window to rear. Radiator. Spot lights.

### Bedroom 3 11'01 x 6'10 (3.38m x 2.08m)

UPVC double glazed window to front. Radiator. Spot lights.

### Bathroom 12'04 x 5'06 (3.76m x 1.68m )

UPVC double glazed window to rear. Heated towel rail. Vanity handwash basin. Bath. Separate shower. Mirror with light and Bluetooth power.

### Outside

Shed. 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.

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The Property Misdescription Act 1991

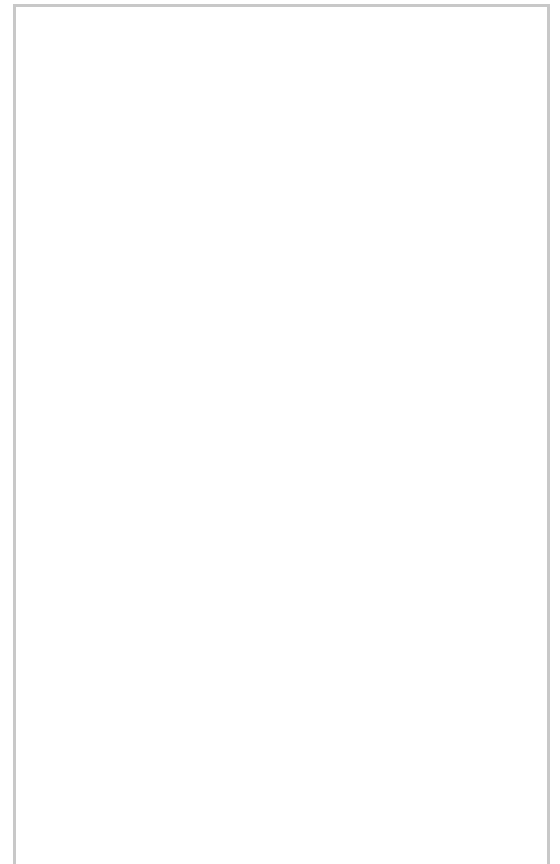
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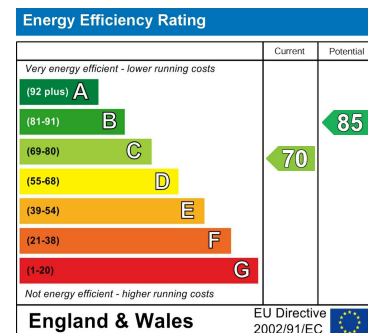
## Area Map



## Floor Plans



## Energy Efficiency Graph



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