



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



King Street

Aberaman, Aberdare, CF44 6UN

£159,995



Situated on the charming King Street in Aberaman, Aberdare, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation.

One of the standout features of this home is its beautiful garden, it is a wonderful extension of the living area, providing a private retreat for family gatherings or quiet moments.

Location is key, and this property does not disappoint. It is situated within close proximity to local shops, ensuring that daily necessities are just a short stroll away. Families will appreciate the nearby school, making the morning school run a breeze. Additionally, the town centre is within walking distance, offering a variety of amenities, including cafes, restaurants, and recreational facilities.

This three-bedroom end-terrace house is not just a home; Whether you are a first-time buyer or looking to settle down in a friendly community, this property is well worth considering. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

UPVC Front Door. Radiator x 1.

Reception Room

UPVC Double glazed window to front. UPVC double glazed window to side x2. Radiators x2. Wood Burner.

Kitchen

UPVC Double Glazed to side. Radiator x1. Gas Hob / Ele oven. Storage.

Bathroom

UPVC double glazed to rear. Bath. Overhead shower. W/C. Hand Wash Basin. Rad x1. Heated towel rail x1.

Utility

UPVC double glazed windows to side and rear. UPVC double glazed door to rear. Provisions for washer and dryer.

Bedroom 1

UPVC Double glazed window to front x2. Radiator x1. Loft Hatch.

Bedroom 2

UPVC Double glazed window to rear. Radiator x1.

Bedroom 3

UPVC Double glazed window to side. Radiator x1.

Outside

Side access. Patio. 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.

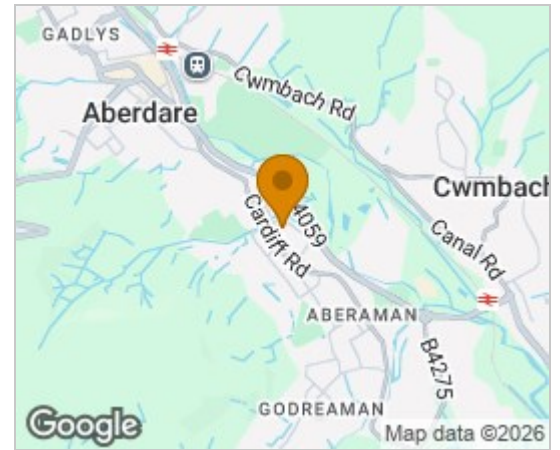
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The Property Misdescription Act 1991

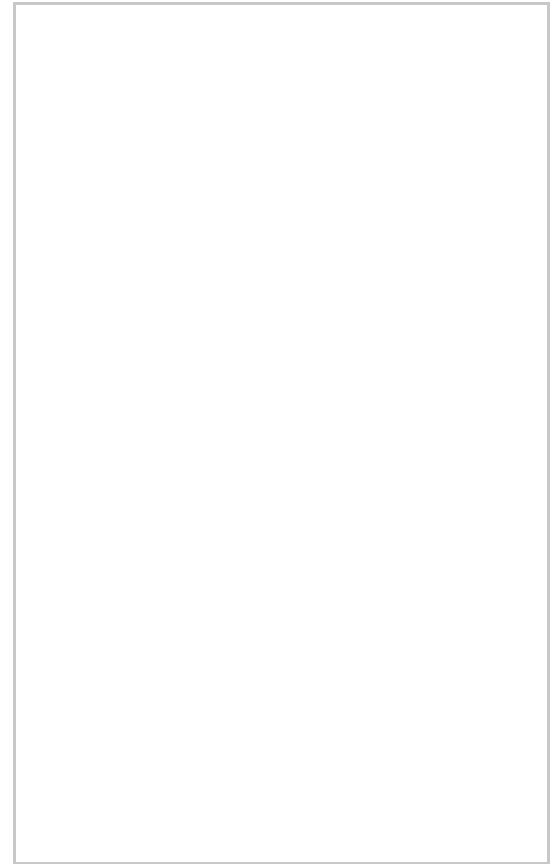
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Area Map



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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Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>