



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cherry Court

Landare, CF44 8RQ

**£449,000**



\*\* NO ONWARD CHAIN\*\*

Welcome to this delightful detached house located in the highly sought-after area of Cherry Court, Landare. This spacious property boasts four well-proportioned bedrooms, making it an ideal family home. The inviting reception room provides a perfect space for relaxation and entertaining guests, while the modern design throughout the house ensures a comfortable and stylish living experience.

One of the standout features of this property is the sun-filled garden, which offers a wonderful outdoor space for children to play or for hosting summer gatherings with family and friends. The garden is a true oasis, allowing you to enjoy the beauty of nature right at your doorstep.

Additionally, the property includes parking for up to three vehicles, providing convenience for families or those who enjoy having guests over. The combination of modern amenities and a spacious layout makes this home a perfect choice for anyone looking to settle in a vibrant community.

With its prime location and attractive features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming house your new home.



## Entrance Hall

UPVC front door. Radiator.

## Cloakroom

UPVC double glazed window to side. Vanity handwash basin. Radiator. W.C.

## Reception Room 1 17'02 x 12'07 (5.23m x 3.84m )

UPVC double glazed window to front. Radiator.

## Reception Room 2 9'03 x 6'07 (2.82m x 2.01m )

UPVC double glazed window to front. Radiator.

## Kitchen Diner 21'10 x 12'03 (6.65m x 3.73m )

UPVC double glazed window and patio doors to rear. Kitchen island. Double oven and gas hob. Internal oak doors to reception room. Wall mounted radiator.

## Utility Room

Provisions for washer/dryer/fridge/freezer. UPVC door to side.

## Landing

UPVC double glazed window to side. Attic trap.

## Bedroom 1 13'11 x 11'09 (4.24m x 3.58m )

UPVC double glazed window to front. Radiator.

## En suite 6'02 x 6'02 (1.88m x 1.88m )

UPVC double glazed window to front. Chrome radiator. Shower. W.C. Shower. Vanity handwash basin.

## Bedroom 2 11'03 x 10'09 (3.43m x 3.28m )

UPVC double glazed window to rear. Radiator.

## Bedroom 3 10'04 x 8'00 (3.15m x 2.44m )

UPVC double glazed window to front. Radiator.

## Bedroom 4 12'07 x 7'10 (3.84m x 2.39m )

UPVC double glazed window to rear. Radiator.

## Bathroom 9'09 x 6'10 (2.97m x 2.08m )

UPVC double glazed window to rear. Radiator. Bath with shower head. W.C. Vanity handwash basin.

## Outside

Front garden. Driveway. Garage. Rear garden combination of patio and artificial grass. Outside tap. Side access.

## 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

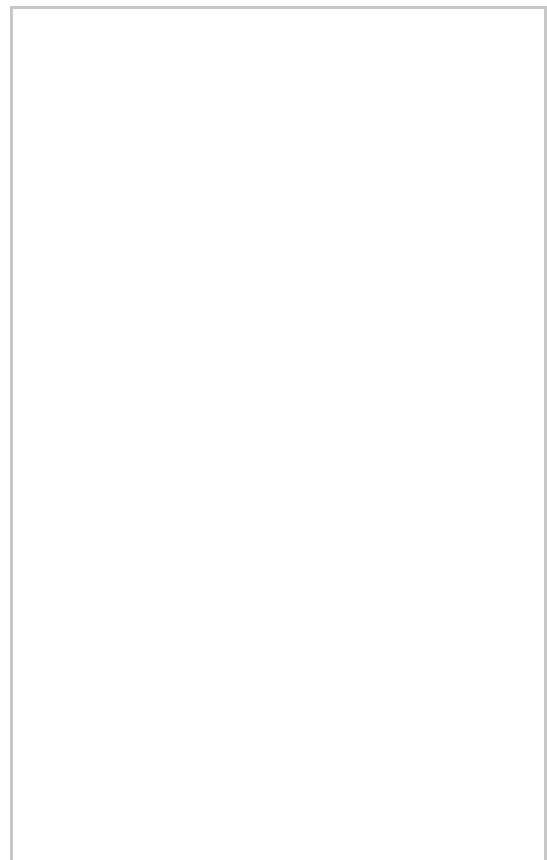
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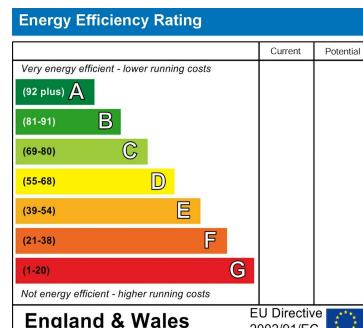
## Area Map



## Floor Plans



## Energy Efficiency Graph



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