



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

£299,995



** NO ONWARD CHAIN**

Nestled in the desirable Maes Y Ffion development in Llwydcoed, Aberdare, this splendid detached house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a serene retreat, ensuring restful nights and rejuvenating mornings.

The house boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed bathrooms, three in total, add to the convenience and comfort of this lovely home.

Outside, the sun-filled garden invites you to bask in the natural light, making it an excellent space for outdoor activities, gardening, or simply unwinding after a long day. The property also features parking for up to three vehicles, providing ample space for family and visitors alike.

Located in a sought-after area, this home benefits from excellent transport links, making it easy to access local amenities and nearby towns. Whether you are looking for a peaceful retreat or a vibrant community, this property in Maes Y Ffion is sure to impress. Don't miss the opportunity to make this charming house your new home.



Entrance Hall

UPVC front door. Radiator. Access to garage.

Reception Room 12'07 x 10'05 (3.84m x 3.18m)

UPVC double glazed window to front. Radiator. Storage.

Dining Room

UPVC double glazed bay window to rear. Radiator.

Kitchen 10'11 x 7'05 (3.33m x 2.26m)

UPVC double glazed window to rear. Integrated fridge/freezer. Electric oven. Gas hob. Tiled floor. Plinth heater.

Utility Room 7'03 x 6'03 (2.21m x 1.91m)

UPVC door to rear. Radiator. Kitchen units and sink.

Downstairs W.C. 6'02 x 3'02 (1.88m x 0.97m)

W.C. Handwash basin. Radiator.

Landing

Attic trap.

Bedroom 1 13'11 x 9'07 (4.24m x 2.92m)

UPVC double glazed window to front and rear. Radiator. Walk through fitted wardrobes.

En Suite 6'11 x 4'11 (2.11m x 1.50m)

UPVC double glazed window to rear. Shower. W.C. Handwash basin. Radiator.

Bedroom 2 11'07 x 10'06 (3.53m x 3.20m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3 10'07 x 7'05 (3.23m x 2.26m)

UPVC double glazed window to rear. Radiator.

Bathroom 6'08 x 5'07 (2.03m x 1.70m)

UPVC double glazed window to rear. Radiator. W.C. Bath. Handwash basin.

Outside

Garage 20'06 x 9'11. Lawn to front and rear. Driveway. Side access. Gravel. Outside tap.

Disclaimer

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The Property Misdescription Act 1991

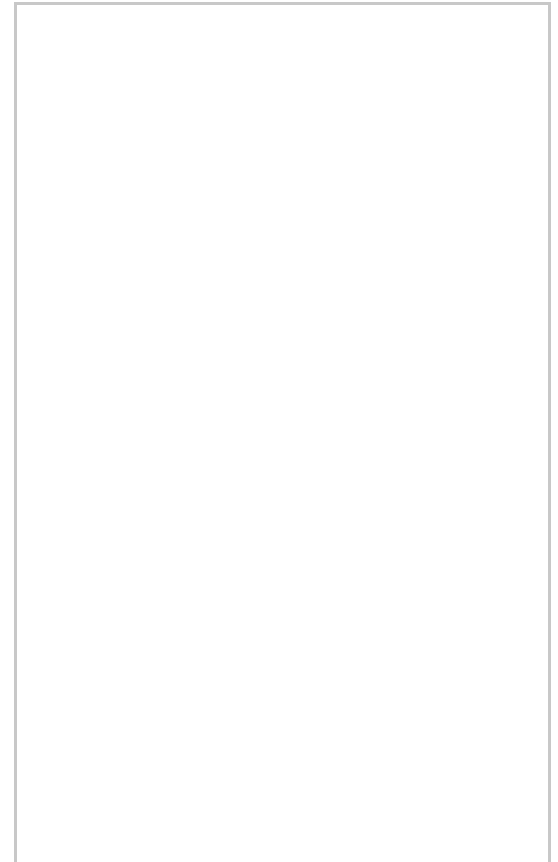
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Area Map



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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