



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Glanrhyd Street

Cwmaman, Aberdare, CF44 6LB

£174,995



Nestled on Glanrhyd Street in the charming village of Cwmaman, Aberdare, this delightful terraced house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms and a large attic space, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout flows seamlessly, leading to a contemporary kitchen that is well-equipped for all your culinary needs. The property boasts two bathrooms, ensuring convenience for busy households.

One of the standout features of this home is the large attic, which has been thoughtfully designed to serve as a versatile space. Whether you envision it as a playroom, study, or additional living area, the possibilities are endless.

Rear access leads to a larger than average garage providing for off-road parking, further storage options or the potential for a workshop, catering to those with hobbies or practical needs.



Entrance Hall

Composite front door. Storage. Tiled floor.

Living Room 20'10 x 15'08 max x 11'09 min (6.35m x 4.78m max x 3.58m min)

UPVC double glazed window to front. 2 Radiators.

Kitchen/Diner 13'07 x 12'04 (4.14m x 3.76m)

UPVC door to rear. Integrated oven and gas hob. Provisions for fridge/freezer. Tiled floor. Radiator.

Shower Room 10'06 x 9'08 (3.20m x 2.95m)

UPVC double glazed window to rear and side. Tiled floor to ceiling. Storage with provisions for washing machine. WC. Handwash basin.

Landing

Radiator.

Bedroom 1 13'06 x 12'05 (4.11m x 3.78m)

UPVC double glazed window to rear. Radiator.

En Suite Bathroom

Bath. Tiled. Heated towel rail. WC. Handwash basin.

Bedroom 2 12'01 x 8'11 (3.68m x 2.72m)

UPVC double glazed window to front. Radiator.

Bedroom 3 8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed window to front. Radiator.

Attic Space 15'08 x 10'05 (4.78m x 3.18m)

Skylight.

Outside

Patio. Outside tap. Garage with power, light and electric roller shutter door.

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

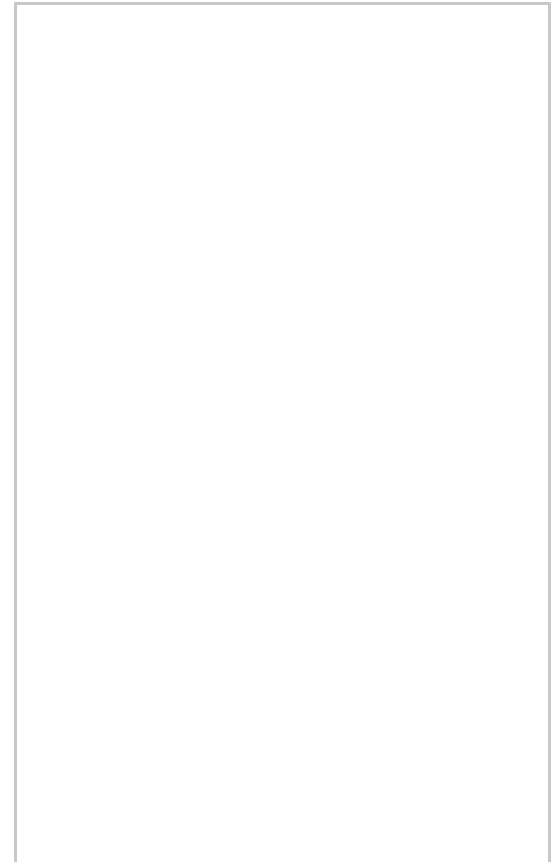
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.