



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Heol Y Deri

Aberdare, CF44 0BP

£279,995



Heol Y Deri, Aberdare, this immaculate three-bedroom detached house offers a perfect blend of modern living and comfort. Entrance drive that provides off-road parking, ensuring convenience for you and your guests, garage with power and light connected.

Upon entering, you will find a welcoming entrance hall that leads to a thoughtfully designed downstairs w.c. The spacious sitting room is perfect for relaxation, while the modern fitted kitchen/diner is ideal for entertaining family and friends. The highlight of the ground floor is undoubtedly the expansive conservatory, which overlooks the well maintained gardens, creating a serene space to enjoy the outdoors from the comfort of your home. The double-glazed windows and underfloor heating throughout the ground floor ensure a warm and inviting atmosphere all year round.

As you ascend to the first floor, the landing provides access to three generously sized bedrooms, each offering ample space and natural light. The modern shower room caters to the needs of the household, while the en-suite toilet, complete with a Juliet balcony, allows you to enjoy delightful views of the rear aspect.

The front and rear gardens are not only well-maintained but also designed for easy upkeep, making them perfect for those who appreciate outdoor space without the burden of extensive gardening. This property is an excellent opportunity for families or individuals seeking a modern home in a desirable location. With its thoughtful layout and contemporary features, this detached house is sure to impress.



**Entrance Hall**

Storage cupboard. Stairs to first floor. Radiator. No underfloor heating.

**Cloakroom**

Radiator, modern white suite comprising vanity wash hand basin and w.c.

**Lounge 17'1 x 9'5 (5.21m x 2.87m)**

Radiator x 2. Underfloor heating. Internal bi-folding doors to conservatory. Upvc double glazed window to front aspect.

**Fitted Kitchen/Diner 8'10 x 17' (2.69m x 5.18m)**

Modern range of wall and base units incorporating granite worktop surface, integrated fridge/freezer, electric hob and oven, microwave, extractor hood, underfloor heating. Upvc double glazed window to front aspect.

**Conservatory 10'6 max x 24'8 (3.20m max x 7.52m)**

Upvc double glazed windows and patio doors to rear garden. Underfloor heating. 2 x radiators.

**Landing**

Airing cupboard. Upvc double glazed window.

**Shower room**

Modern suite in white comprising shower, vanity wash hand basin and w.c., radiator.

**Bedroom 1 11'6 x 9'2 (3.51m x 2.79m)**

Radiator. Upvc double glazed window to front aspect. Fitted wardrobe x 2

**En-suite Toilet**

With vanity wash hand basin, w.c., chrome heated towel rail. Juliet balcony with pleasant views.

**Bedroom 2 10'1 x 7'2 (3.07m x 2.18m)**

Upvc double glazed window. Radiator. Modern fitted wardrobe.

**Bedroom 3 9'9 x 6'10 (2.97m x 2.08m)**

Radiator. Modern fitted study units. Upvc double glazed window to rear aspect.

**Garage**

Power and light connected. Remote control door.

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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.

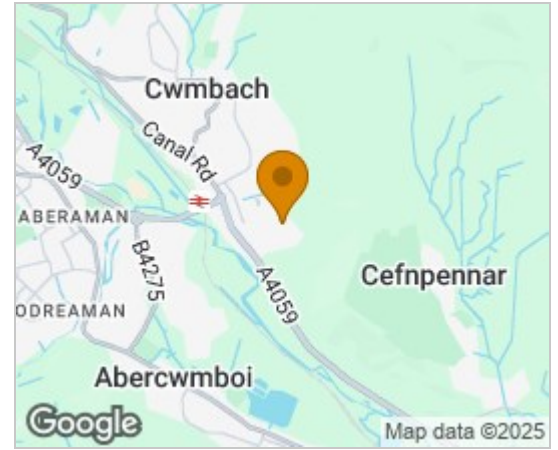
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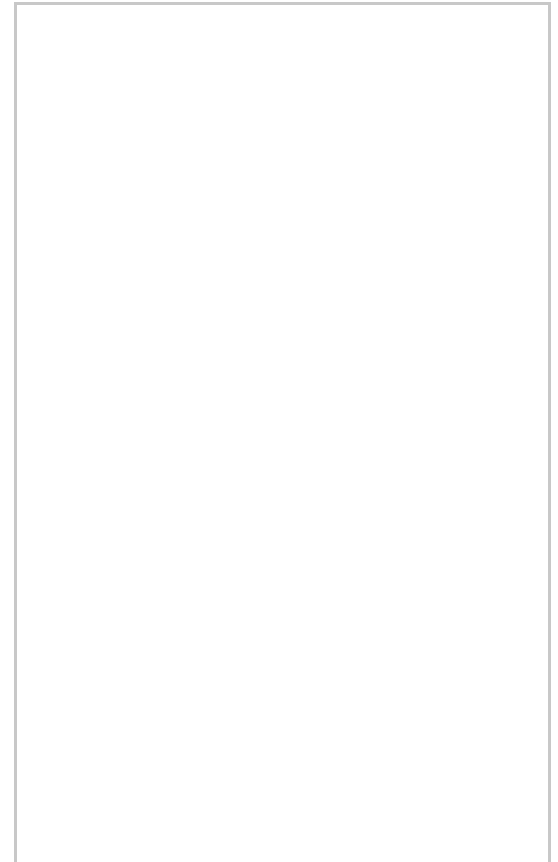
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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