



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Little Wind Street

Aberdare, CF44 7EU

£204,995



Situated in the heart of Aberdare on Little Wind Street, this charming terraced house presents an excellent opportunity for those seeking a spacious and well-presented family home. Boasting three generously sized bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout of the house is designed to maximise space and light, creating a comfortable living environment.

One of the standout features of this property is the extensive sun-filled garden, which is beautifully designed with artificial grass and a composite decking area ensuring a low-maintenance outdoor space that remains vibrant all year round. The garden boasts a summer house, perfect for enjoying sunny afternoons or hosting guests.

The property benefits from side and rear access, providing convenience and ease of movement around the home. Additionally, its location offers excellent links to local amenities and transport, making it easy to explore the surrounding area and beyond.

In summary, this delightful three-bedroom terraced house on Little Wind Street is a fantastic find in a popular location. With its spacious interiors, charming garden, and convenient access to local facilities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



Entrance Hall

UPVC front door. Radiator.

Living Room/ Diner 21'06 x 10'11 (6.55m x 3.33m)

UPVC double glazed window to front. 2 Radiator's. Solid oak double doors to rear.

Kitchen/Utility Room 15'02 x 12 (4.62m x 3.66m)

UPVC door to rear. Double glazed lantern skylight. Gas cooker. integrated oven. Integrated Fridge Freezer. Provisions for washing machine. Tiled floor.

Bathroom 8'09 x 8'03 (2.67m x 2.51m)

UPVC double glazed window to rear. Bath. Separate shower. Tiled floor. Radiator and heated towel rail. Vanity unit. Wall mounted vanity unit with handwash basin.

Landing

Attic trap. Attic is boarded and carpeted.

Bedroom 1 16'05 x 13'11 max x 9'09 min (5.00m x 4.24m max x 2.97m min)

Two UPVC double glazed window's to front. Walk-in wardrobe. Master bedroom was originally 2 bedrooms. Radiator.

Bedroom 2 9'01 x 8'09 (2.77m x 2.67m)

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

Bedroom 3 12'05 x 8'11 (3.78m x 2.72m)

UPVC double glazed window to rear. Fitted wardrobe. Radiator.

Outside

Summer house with light and power. Side and rear access to property. Artificial grass .Patio. Composite decking area.

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

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.

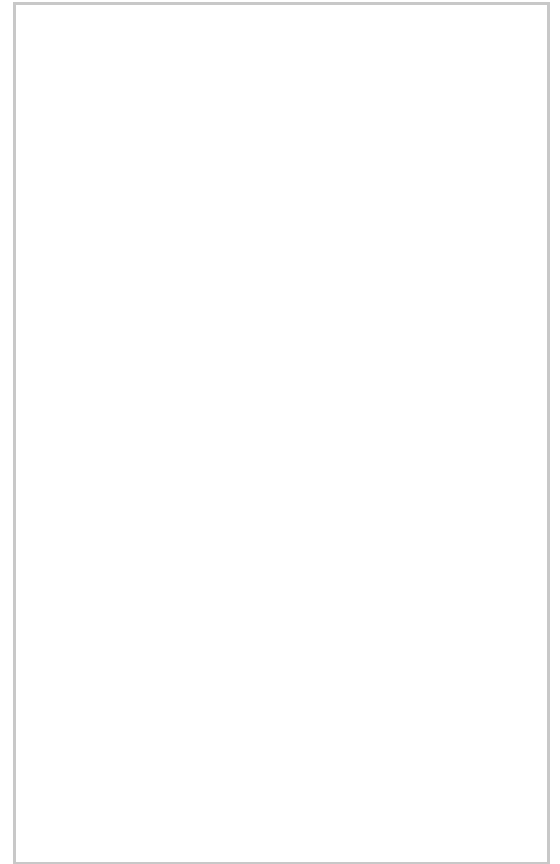
27 Cardiff Street, Aberdare, CF44 7DP

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

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	

27 Cardiff Street, Aberdare, CF44 7DP

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