



The Ridings

Aberdare, CF44 8AJ

Open To Offers £220,000



- ** 3 BEDROOM SEMI-DETACHED HOUSE
- ** ENTRANCE DRIVE WITH OFF ROAD PARKING TO GARAGE
- ** ELEVATED POSITION WITH VIEWS TO FRONT TOWARDS THE COUNTRY PARK
- ** ENTRANCE HALL, DOWNSTAIRS TOILET, LOUNGE, NEWLY FITTED KITCHEN/DINER
- ** 3 BEDROOMS, MODERN FITTED SHOWER ROOM
- ** GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- ** COUNCIL TAX BAND C
- ** WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD

Situated in popular residential location within walking distance of local schools and Dare Valley Country park with excellent country walks close by.



Entrance Hall

Upvc double glazed front door. Stairs to first floor.

Downstairs Cloakroom

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

Lounge 15'3 x 14'9 (4.65m x 4.50m)

Upvc double glazed window to front aspect.

Fitted kitchen/Diner 10'7 x 14'9 (3.23m x 4.50m)

With modern range of wall and base units incorporating hob and oven, sink unit, provision for plumbed in washing machine. Upvc double glazed patio doors to rear garden. Vertical modern radiator.

Landing

Cupboard housing wall mounted gas boiler serving hot water and heating system

Bedroom 1 12'4 x 8'1 (3.76m x 2.46m)

Modern range of fitted wardrobes. Upvc double glazed window to rear aspect.

Bedroom 2 8'5 x 9'2 (2.57m x 2.79m)

Upvc double glazed window to front aspect. Range of modern fitted wardrobes

Bedroom 3 9' x 6'6 (2.74m x 1.98m)

Upvc double glazed window to rear aspect. Modern range of fitted wardrobes.

Modern Fitted Shower room 6' x 5'4 (1.83m x 1.63m)

Modern suite in white comprising shower enclosure, vanity wash hand basin and w.c., upvc double glazed window to front aspect. Chrome heated towel rail.

Outside

Shared driveway with access to Garage. Rear garden mainly laid to lawn with paved patio.

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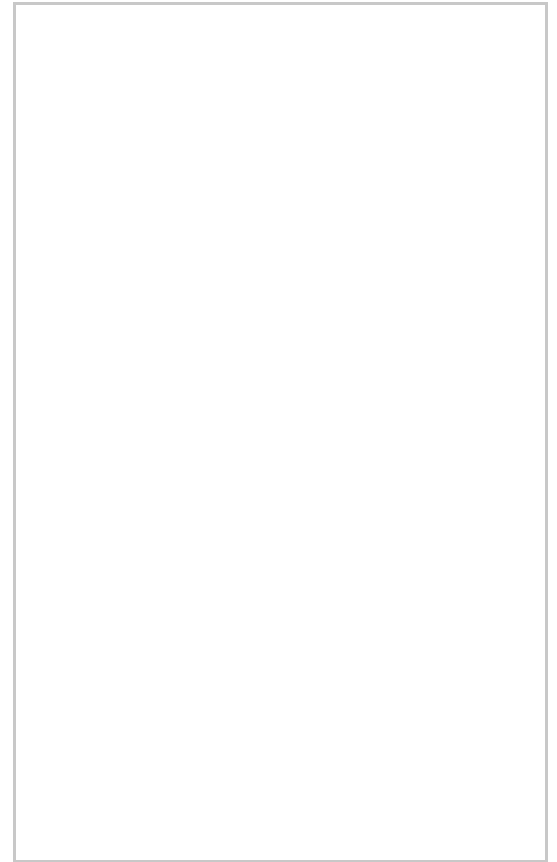
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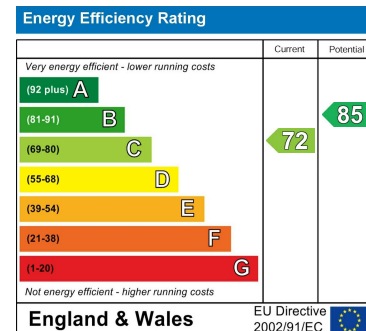
Area Map



Floor Plans



Energy Efficiency Graph



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