



The Paddocks

Aberaman, Aberdare, CF44 6YU

£164,995



- ** IDEAL FIRST TIME BUY
- ** SPACIOUS MODERN 3 BEDROOM FAMILY HOUSE
- ** WELL PRESENTED WITH FRONT AND REAR GARDENS
- ** SOUGHT AFTER CUL-DE-SAC LOCATION WALKING DISTANCE OF LOCAL AMENITIES AND PRIMARY SCHOOLS
- ** ENTRANCE HALL. LOUNGE/DINER. FITTED KITCHEN
- ** MODERN UPSTAIRS SHOWER ROOM. 3 GOOD SIZE BEDROOMS
- ** GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ** GARAGE IN BLOCK OPPOSITE
- ** WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD



Entrance hall

Upvc double glazed window and front door. Stairs to first floor. Radiator. Storage cupboard.

Lounge/Diner 11'10 x 25'2 (3.61m x 7.67m)

With upvc double glazed window to front aspect. upvc double glazed door to rear garden. Two radiators. Laminated flooring.

Fitted Kitchen 8'5 x 9'1 (2.57m x 2.77m)

With a modern range of wall and base units incorporating stainless steel sink unit, electric hob and oven, extractor hood, provision for plumbed in washing machine. Upvc double glazed window to rear garden. Tiled floor. Tiled splash back areas. Space for fridge/freezer

landing

Airing cupboard housing gas boiler.

Shower Room 6'10 x 5'9 (2.08m x 1.75m)

Modern suite comprising vanity wash hand basin, w.c., shower enclosure. Heated towel rail. Tiled floor. Upvc double glazed window to rear aspect.

Bedroom 2 10'7 x 9'3 (3.23m x 2.82m)

Built-in wardrobe. Upvc double glazed window to rear aspect. Radiator,

Bedroom 1 12'11 x 10'7 (3.94m x 3.23m)

Built-in wardrobe. Radiator. Upvc double glazed window to front aspect.

Bedroom 3 6'10 x 9'10 max 6'5 min (2.08m x 3.00m max 1.96m min)

Upvc double glazed window to front aspect. Radiator. Built-n storage cupboard.

Outside

Front garden gravelled for easy maintenance. Enclosed rear garden paved with raised flower and shrub borders. Rear lane access. Single garage situated opposite.

Disclaimer

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The Property Misdescription Act 1991

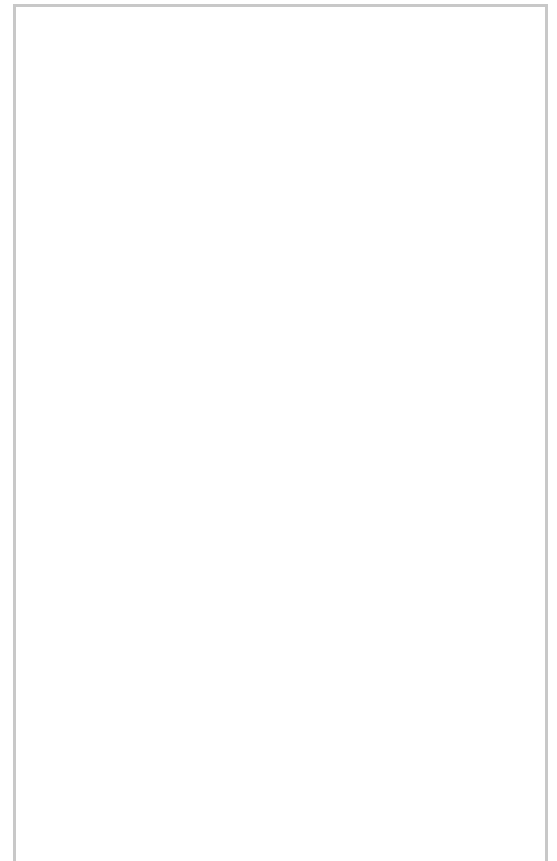
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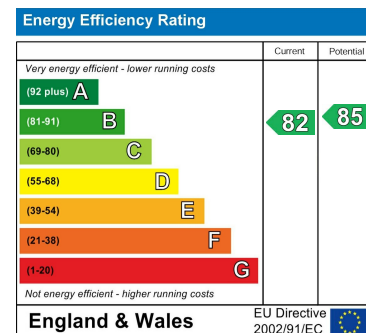
Area Map



Floor Plans



Energy Efficiency Graph



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