



31a Abernant Road  
, Aberdare, CF44 0PY

£299,999





## 31a Abernant Road

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- \*\* NO ONWARD CHAIN
- \*\* PERFECT LOCATION WITHIN A SHORT WALK OF ABERDARE TOWN CENTRE AND RAILWAY STATION
- \*\* MODERN SIZEABLE DETACHED 3 BEDROOM BUNGALOW
- \*\* SPACIOUS ENTRANCE HALL. LARGE LOUNGE/DINER.
- \*\* EXCELLENT SIZE FITTED KITCHEN/DINER. UTILITY ROOM
- \*\* FAMILY BATHROOM. 3 DOUBLE BEDROOMS. SEPARATE W.C.,
- \*\* DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- \*\* ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING
- \*\* LARGER THAN AVERAGE GARAGE
- \*\* COUNCIL TAX BAND E



Situated in the highly sought after village of Abernant within easy walking distance of local amenities/schools, Aberdare Town Centre shops and railway station, Aberdare Golf Club and excellent country walks.

### Spacious Entrance hall

### Large lounge/diner

14'2 x 28'7 (4.32m x 8.71m)

### Fitted Kitchen/Diner

16'8 x 10'10 (5.08m x 3.30m)

### Utility room

### Main Bathroom

10'8 x 7'5 (3.25m x 2.26m)

### Bedroom 1

13'2 x 11'10 (4.01m x 3.61m)







**Bedroom 2**  
9 x 10'8 (2.74m x 3.25m)

**Bedroom 3**  
10'1 x 12'6 (3.07m x 3.81m)

**Separate W.C**

**Larger than average Garage**  
14'8 x 19'5 (4.47m x 5.92m)



**Outside**

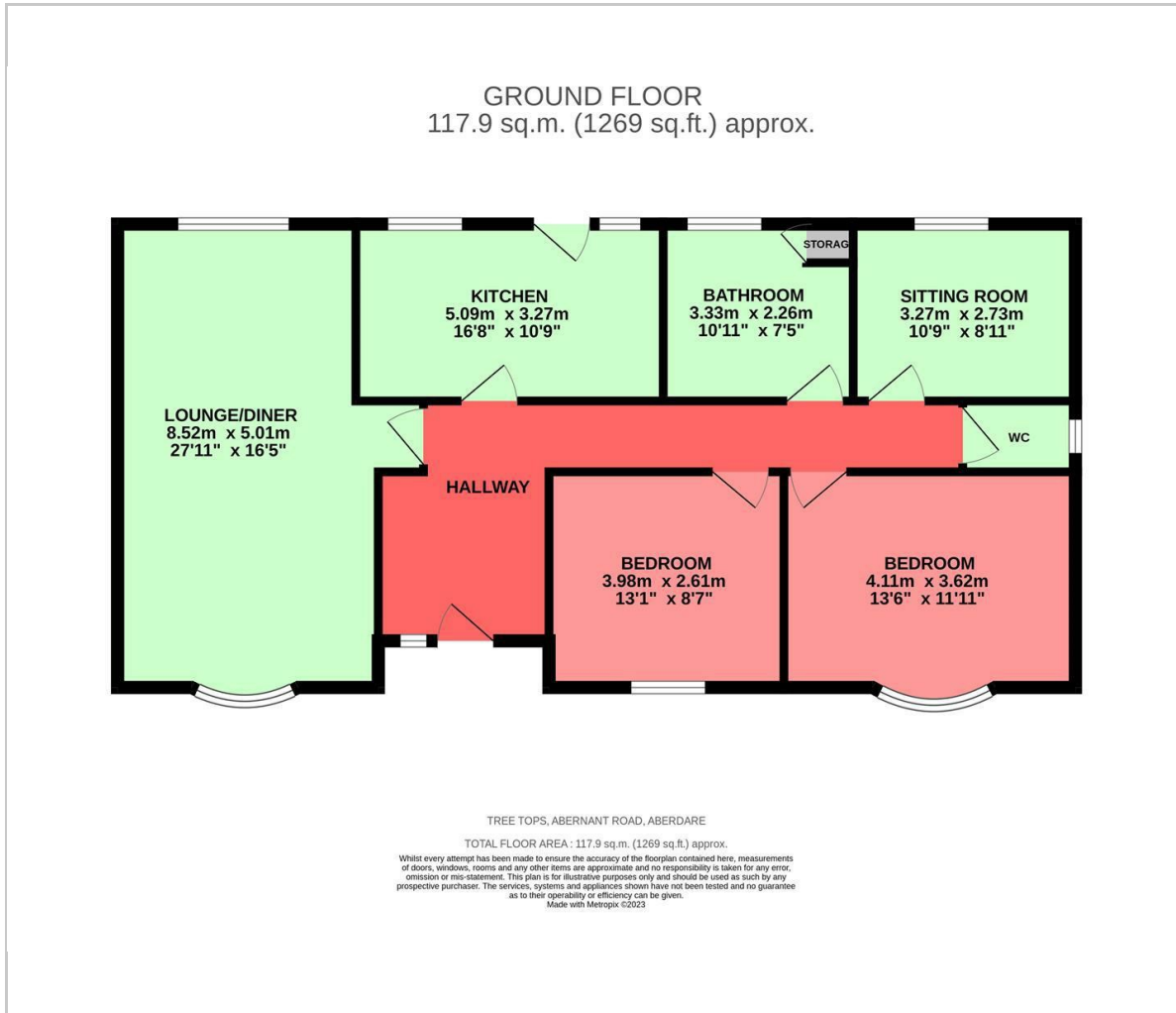
**Tenure**

**Disclaimer**





## Floor Plan



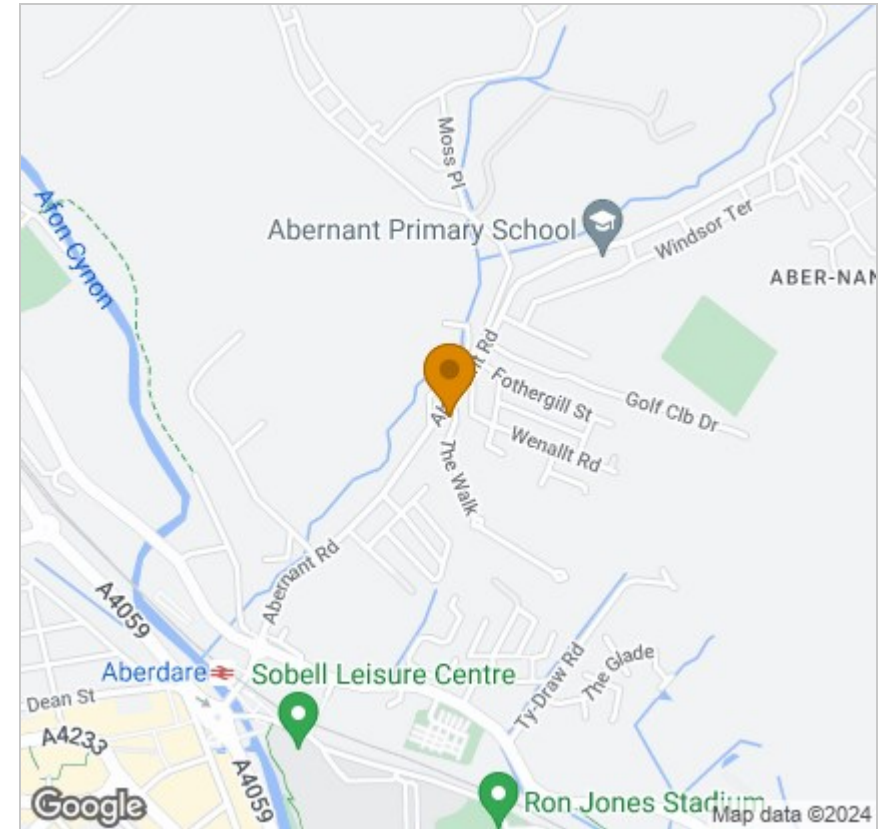
## Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

