



Potters Field

Aberdare, CF44 8HX

£275,000



- ** WELL PRESENTED 3 BEDROOM SPACIOUS DETACHED FAMILY HOUSE
- ** SOUGHT AFTER ESTATE WITH EASY ACCESS TO LOCAL SCHOOLS AND AMENITIES
- ** ENTRANCE HALL, DOWNSTAIRS W.C., 3 RECEPTION ROOMS, FITTED KITCHEN/DINER
- ** 3 GOOD SIZE BEDROOMS. MODERN FAMILY BATHROOM. MASTER EN-SUITE SHOWER ROOM
- ** GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS
- ** WELL MAINTAINED LAWNED GARDENS AND OFF ROAD PARKING
- ** EARLY VIEWING HIGHLY RECOMMENDED
- ** WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD
- ** COUNCIL TAX BAND D



Entrance Hall

Radiator. Upvc double glazed front door.

Cloakroom

With modern suite in white comprising wash hand basin and w.c., tiled floor, upvc double glazed window to front aspect.

Sitting Room 11 x 14'3 (3.35m x 4.34m)

Upvc double glazed window to front aspect. Radiator. Modern electric fire and surround.

Dining Room 9 x 9' (2.74m x 2.74m)

Upvc double glazed patio windows to rear garden. Radiator.

Fitted kitchen/Diner 11'3 x 17'2 (3.43m x 5.23m)

With a modern range of wall and base units incorporating sink unit, gas hob and electric oven, extractor hood, breakfast bar, integrated dishwasher, provision for plumbed in washing machine and tumble dryer. Two radiators. Upvc double glazed window to rear aspect.

Lounge 8'3 x 16'8 (2.51m x 5.08m)

Upvc double glazed window to front aspect. Radiator. Modern electric fire and surround.

Landing

Cupboard housing gas boiler serving hot water and heating system

Bedroom 1

Radiator. Fitted wardrobe and fitted shelving. Upvc double glazed window to front aspect.

En-suite Shower room

Modern suite in white comprising vanity wash hand basin, w.c., shower cubicle. Radiator.

Bedroom 2 10'5 x 9' (3.18m x 2.74m)

Radiator. Upvc double glazed window to rear aspect. Fitted wardrobes to remain.

Bedroom 3 7'1 x 9'10 (2.16m x 3.00m)

Upvc double glazed window to front aspect. Radiator.

Family Bathroom

Modern suite in white comprising bath, vanity wash hand basin and w.c., upvc double glazed window to rear aspect.

Outside

Entrance drive with off road parking. Side access to enclosed neat well presented gardens, paved patio and level lawn with a variety of shrubs and plants.

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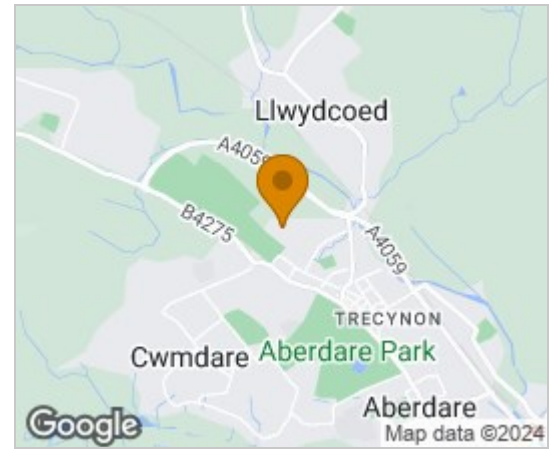
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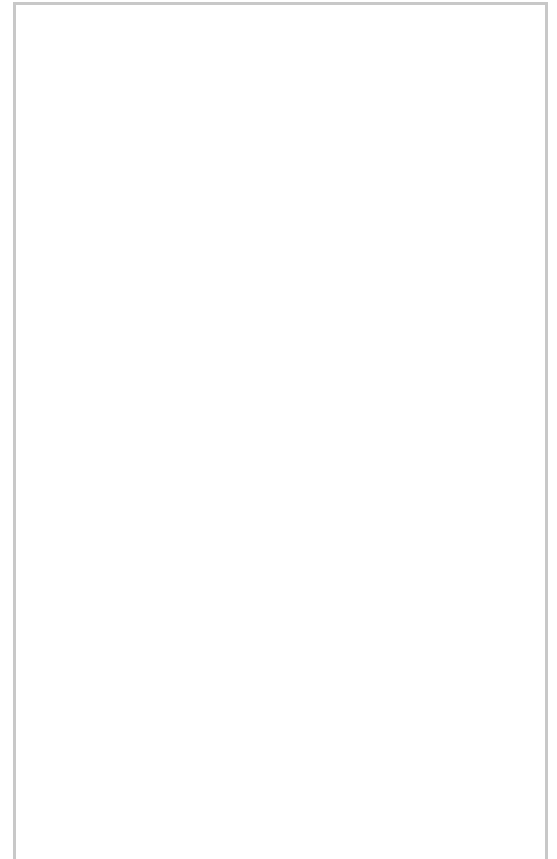
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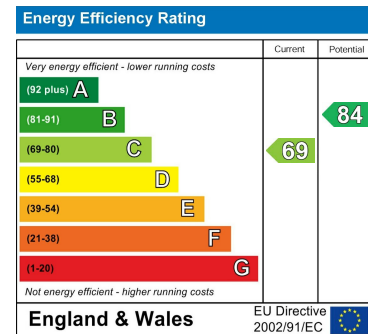
Area Map



Floor Plans



Energy Efficiency Graph



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