



## 3 Fern Crescent

, Aberdare, CF44 8YA

£349,995



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## Front Porch

With loft access to storage space.

## Hallway

Underfloor heating. Upvc double glazed front door. Stairs to first floor. Door to garage.

## Lounge

10'10 x 12'0 (3.30m x 3.66m)

Large UPVC double glazed window with window shutter to front aspect. Underfloor heating.

## Cloakroom/Utility

Provision for plumbed in washing machine and tumble dryer. Stainless steel sink unit. Modern wall and base unit. W.C. Upvc double glazed window to rear aspect.

## Oen plan fitted kitchen/Dining and living area

10'1 x 14'8 (3.07m x 4.47m)

With a modern range of wall and base units incorporating Integrated pantry cupboard, integrated fridge/freezer, Gas hob. Electric oven. Microwave. 1 1/2 bowl/sink with instant hot water tap. UPVC double glazed window to front aspect. Underfloor heating. Window shutters to front aspect.

## Living Area

11' x 15'7 (3.35m x 4.75m)

Underfloor heating.

## Dining Area/Garden Room

11'5 x 10'4 (3.48m x 3.15m)

Full of natural light with double glazed wall to wall windows, skylight and patio doors enjoying superb views of surrounding countryside. Radiator.

## Landing

Radiator. Access to loft with pull down ladder access.

## Bedroom 1

11'6 x 12'2 (3.51m x 3.71m)

Radiator. UPVC double glazed window to rear aspect.

## Ensuite Shower Room

Modern suite in white comprising vanity wash hand basin. Shower enclosure. Chrome heated towel rail. Velux window.

## Bedroom 2

11'2 x 12'3 (3.40m x 3.73m)

Radiator. UPVC double glazed window to front and window shutters.

## Bedroom 3

8'11 x 8'7 (2.72m x 2.62m)

Radiator. UPVC double glazed window to rear. Presently used as a dressing room.

## Bedroom 4

8'11 x 7'10 (2.72m x 2.39m)

Radiator. UPVC double glazed window to front with shutters.

## Modern spacious bathroom

9'5 x 5'0 (2.87m x 1.52m)

Modern suite in white comprising Free standing bath. Chrome heated towel rail. UPVC double glazed window to side aspect. Vanity wash hand basin. Shower over bath with shower screen

### Outside Garden

Off road parking. Access to Workshop/Bike storage with useful loft storage. Dual side access to enclosed gardens with raised flower and plant borders enjoying views towards the Dare Valley Country Park

### Workshop/Bike Storage

18'5 x 8'9 (5.61m x 2.67m)

Remote roller shutter door. Power and light connected.

### 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

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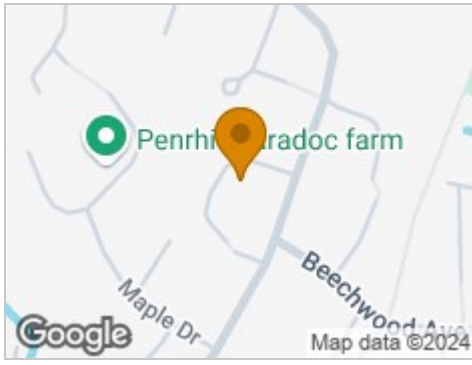
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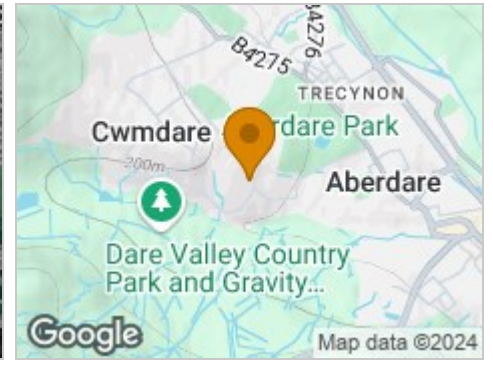
## Road Map



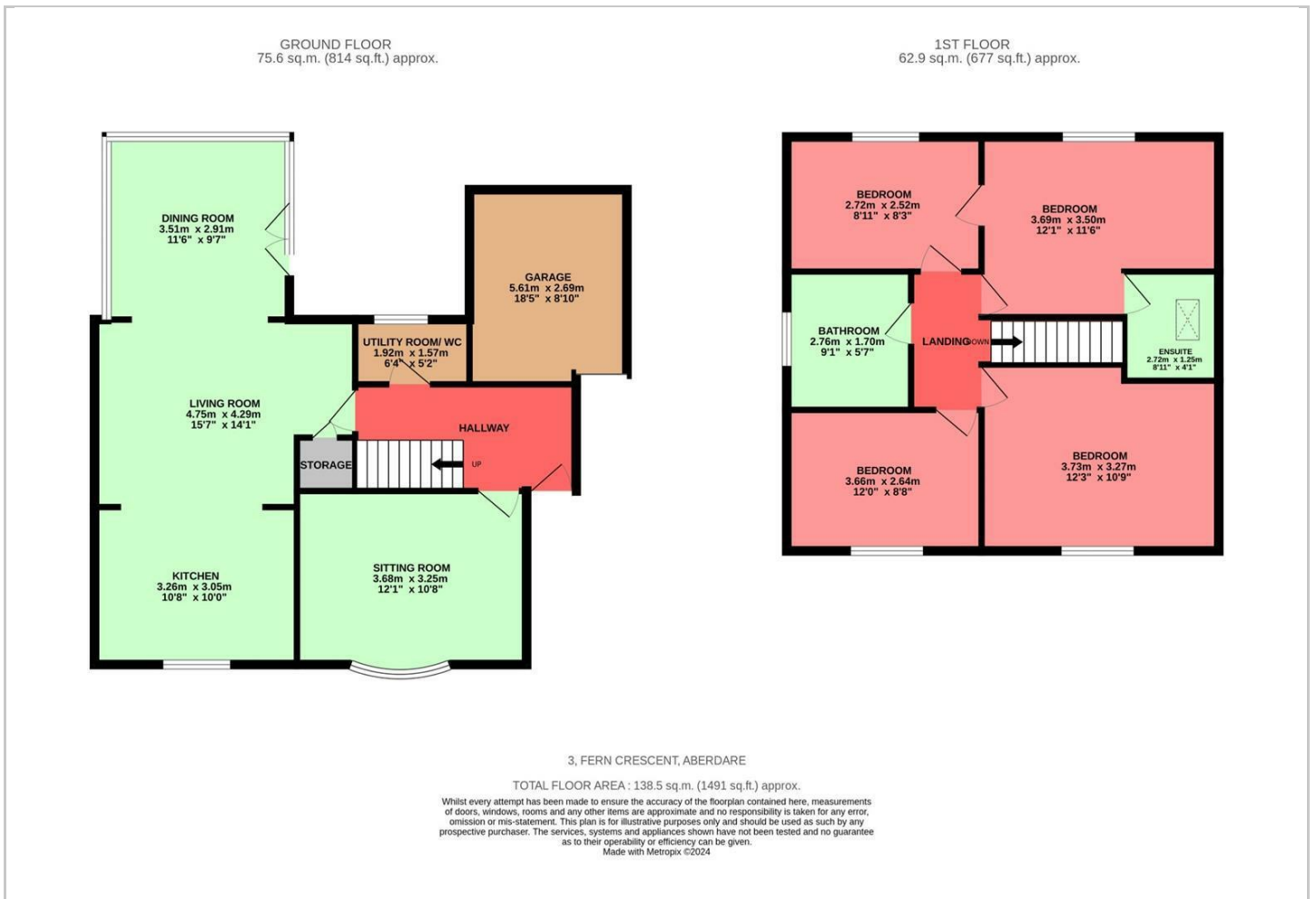
## Hybrid Map



## Terrain Map



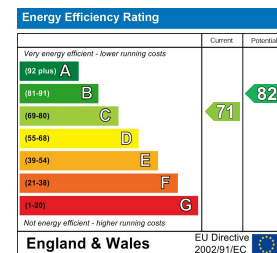
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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