



## Camellia Close

Aberdare, CF44 8YE

£247,500



- \*\* WE ARE PLEASED TO OFFER FOR SALE THIS WELL PRESENTED 3 BEDROOM DETACHED HOUSE
- \*\* SOUGHT AFTER LOCATION WITHIN A SHORT WALK OF LOCAL SCHOOLS AND COUNTRY PARK
- \*\* EASY MAINTENANCE WELL MAINTAINED GARDEN WITH EXCEPTIONAL VIEWS
- \*\* ENTRANCE PORCH. LOUNGE. MODERN OPEN PLAN FITTED KITCHEN/DINER/SITTING ROOM
- \*\* UPSTAIRS MODERN BATHROOM, 3 BEDROOMS
- \*\* UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- \*\* ENTRANCE DRIVE WITH OFF ROAD PARKING TO GARAGE
- \*\* WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD



### Spacious Entrance Porch

Upvc double glazed windows and front door.

### Hallway

Stairs to first floor. Storage cupboard.

### Lounge 12'9 x 12'8 (3.89m x 3.86m)

Large double glazed picture window to front aspect. 2 x Radiator. Under stairs storage cupboard.

### Open Plan Fitted kitchen/Diner and Sitting area 16'2 x 10'4 (4.93m x 3.15m )

Large upvc double glazed picture window to rear aspect enjoying splendid views. Radiator. Storage cupboard.

### Fitted Kitchen area 8'2 x 12'2 (2.49m x 3.71m)

With a good modern range of wall and base units incorporating stainless steel sink unit, range cooker, integrated fridge and freezer, provision for plumbed in washing machine and dishwasher, double glazed patio doors to raised decked seating area. Radiator.

### landing

Cupboard housing gas boiler serving hot water and heating system

### Modern Bathroom

With modern suite in white comprising bath, vanity wash hand basin and w.c., chrome heated towel rail. Shower over bath. Double glazed window to rear aspect.

### Bedroom 1 8'8 x 12'9 (2.64m x 3.89m)

Radiator. Upvc double glazed window to front aspect.

### Bedroom 2 9'9 8'9 min x 10'10 max 8'6 min (2.97m 2.67m min x 3.30m max 2.59m min)

Radiator. Upvc double glazed window.

### Bedroom 3 7'3 x 9'10 max (2.21m x 3.00m max)

Fitted wardrobe. Radiator. Upvc double glazed window to front aspect.

### Outside

Garage with power and light connected. Mature front garden. Entrance Drive with off road parking. Side gates gives access to enclosed rear garden mainly laid to patio with outside office and steps up to raised seating area with artificial grass enjoying open country views. Outside tap and outside lighting.

### 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.

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The Property Misdescription Act 1991

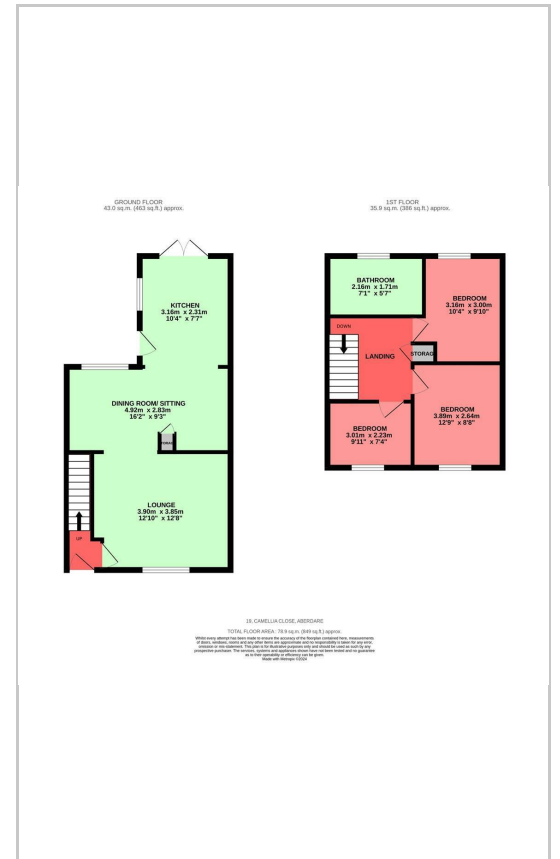
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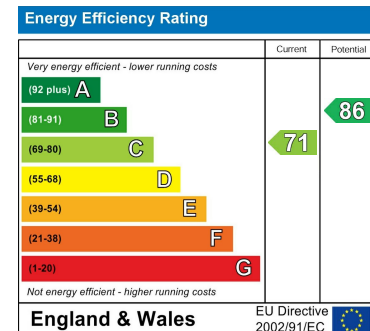
## Area Map



## Floor Plans



## Energy Efficiency Graph



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