



# Arnotts Place

Aberdare, CF44 7PY

£199,995



Welcome to Arnott Place in the popular town of Aberdare! This delightful excellent size end terrace house is a perfect first time buy. With two spacious reception rooms, three bedrooms, and a large well equipped fitted kitchen/diner, this property offers the perfect blend of comfort and style.

Located in a sought-after area, this house is ideal for those looking for a peaceful retreat while still being close to all amenities. Situated on the edge of The Dare Valley Country Park and easy walking distance of local primary schools. The two reception rooms provide ample space for entertaining guests or simply relaxing. The three bedrooms offer plenty of room for a growing family or for those in need of a home office or hobby space.

Modern bathroom with freestanding bath and separate shower enclosure, perfect for unwinding after a long day. The property's end terrace position enjoys added privacy. Gas central heating and upvc double glazed windows. Well presented enclosed gardens with decked seating area and mature level lawn.

We are advised that the property is Freehold



### Entrance Porch

Upvc double glazed front door.

### Sitting room 22'1 x 13'8 (6.73m x 4.17m)

Upvc double glazed window to front aspect. Stairs to first floor. Radiator. Under stairs storage cupboard.

### Lounge 20'9 x 8'9 (6.32m x 2.67m)

Upvc double glazed window to front aspect. Patio doors to rear garden. Radiator. Fitted carpet to floor.

### Fitted Kitchen 14'2 x 13'7 (4.32m x 4.14m)

With a modern range of wall and base units incorporating, gas hob and electric oven, extractor hood. stainless steel sink unit, integrated dish washer and washing machine. Integrated fridge/freezer. Wall mounted gas boiler serving hot water and heating system. Upvc double glazed window and patio doors to rear garden.

### Landing

Upvc double glazed window to rear aspect. Radiator.

### Bedroom 1 10'6 x 14'9 (3.20m x 4.50m)

Two double glazed windows to front aspect. Carpet to floor.

### Bedroom 2 10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window to front. Radiator.

### Bedroom 3 11'2 x 7'8 (3.40m x 2.34m)

UPVC double glazed window to rear. Radiator.

### Bathroom 7'5 x 8'4 (2.26m x 2.54m)

Chrome heated towel rail. Modern suite in white comprising separate shower cubicle. Vanity wash hand basin. Freestanding bath. UPVC double glazed window to rear. Tiled floor. Tiled walls.

### Outside

Good size well presented enclosed rear garden with decked seating area and level lawned garden

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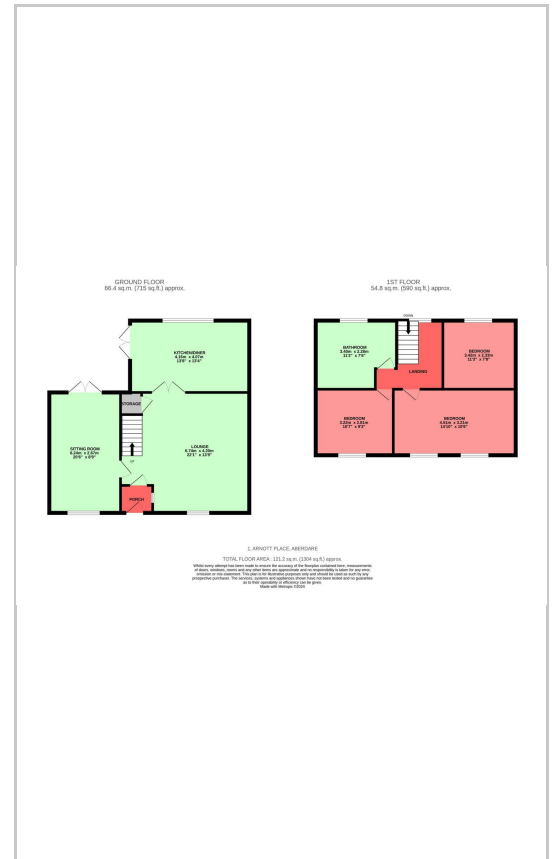
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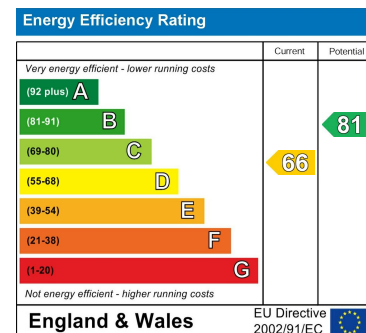
## Area Map



## Floor Plans



## Energy Efficiency Graph



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