



## Fforchaman Road

Cwmaman, Aberdare, CF44 6NS

£119,995



Situated in the village of Cwmaman, Aberdare, this recently renovated terraced house on Fforchaman Road is a delightful find. Boasting good size reception room, 2 bedrooms, and a modern bathroom, this property is the perfect choice for a first-time buyer.

As you step into the entrance porch, you are greeted by a warm and inviting atmosphere that flows seamlessly into the lounge/diner, offering a comfortable space to relax and entertain. Modern fitted kitchen with space for a table and chairs. The newly fitted bathroom adds a touch of luxury to this lovely home.

One of the standout features of this property is the excellent size level rear gardens, providing a perfect outdoor space for enjoying a morning coffee. With gas central heating and double glazed windows. Newly fitted carpets.

Conveniently located within walking distance of local amenities, primary schools, and picturesque country walks, this property offers the best of both worlds - with easy access to everything you need.



### Entrance Porch

Upvc double glazed front door.

### Lounge/Diner 18'11 x 14'2 (5.77m x 4.32m)

Two upvc double glazed windows to front aspect. Radiators x 2. Stairs to first floor. Fitted carpet.

### Fitted Kitchen 13'8 x 9'10 (4.17m x 3.00m)

Radiator. With a modern range of wall and base units incorporating Electric hob and oven, stainless steel sink unit, wall mounted gas boiler serving hot water and heating system. Two upvc double glazed windows to rear aspect.

### Modern Bathroom 5'1 x 9'3 (1.55m x 2.82m)

With full suite in white comprising bath, wash hand basin and w.c., radiator. Shower over bath with shower screen.

### Landing

Fitted carpet.

### Bedroom 1 11' x 7'6 min 11'1 into recess (3.35m x 2.29m min 3.38m into recess)

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

### Bedroom 2 7'6 x 14'4 (2.29m x 4.37m)

With upvc double glazed window to front aspect. Radiator. Built-in wardrobe. Access to Loft.

### Outside

Excellent size rear level garden with views to the side of the surrounding mountains. Outside storage shed.

### 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

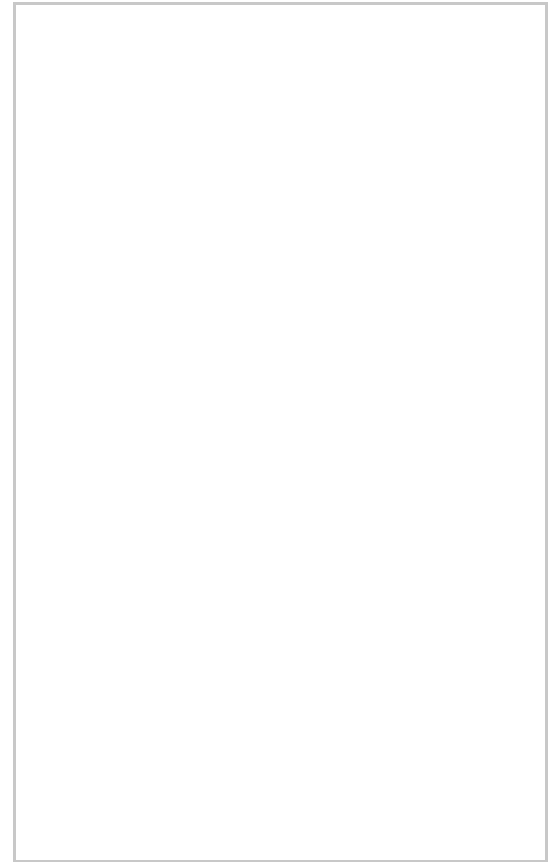
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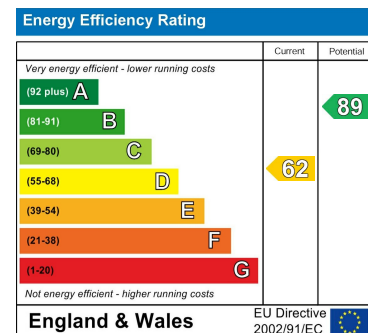
## Area Map



## Floor Plans



## Energy Efficiency Graph



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