



Rhodfa Maes Nant

Aberaman, Aberdare, CF44 6TQ

£335,000



Welcome to this stunning detached house located in the desirable area of Cwm Heulwen on Rhodfa Maes Nant, Aberaman. This property boasts a spacious entrance hall, a family size fitted kitchen/diner, a utility room, and a downstairs cloakroom. The excellent size lounge with patio doors opening to the rear garden is perfect for entertaining or relaxing.

Immaculately decorated throughout, this house offers three double bedrooms and a good size single bedroom, providing ample space for a growing family or guests. The modern family bathroom and en-suite shower room are both fully tiled, adding a touch of luxury to everyday living.

Parking is made easy with off road parking on the entrance drive, which also leads to a garage for additional storage. The enclosed level gardens feature a paved seating area, ideal for enjoying outdoor meals or simply soaking up the sun. Council tax band E.

With gas central heating and UPVC double glazed windows, this property ensures warmth and energy efficiency all year round. Don't miss the opportunity to make this beautiful house your new home in Aberaman.



Hallway

Upvc double glazed front door. Stairs to first floor. Double doors into Lounge

Downstairs W.C.

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

Lounge 11'4 x 24'4 (3.45m x 7.42m)

Radiator. Patio doors leading to garden. UPVC double glazed window to front.

Kitchen/diner 11'3 x 24'3 (3.43m x 7.39m)

With a modern range of wall and base units incorporating Gas hob, electric oven. 1 1/2 bowl ceramic sink. Integrated Fridge/freezer. Extractor hood.

Utility Room 9'3 x 7'6 (2.82m x 2.29m)

Radiator. Provision for plumbed in washing machine. Modern wall and base units. Door to rear garden.

landing

Bedroom 1 19'2 x 11'3 (5.84m x 3.43m)

Radiator. UPVC double glazed window to front.

Ensuite

Radiator. Shower room. Wash hand basin. Tiled wall.

Bedroom 2 9'6 x 10'5 (2.90m x 3.18m)

Radiator. Fitted wardrobe.

Bedroom 3 10'7 x 12'3 (3.23m x 3.73m)

Radiator. Fitted wardrobes.

Bedroom 4 8'2 x 8'0 (2.49m x 2.44m)

Radiator. UPVC double glazed window to front. Fitted wardrobes

Family Bathroom

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

Outside

Side driveway with off road parking to Garage. Side access to enclosed level rear garden with paved seating area and level lawn.

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 shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

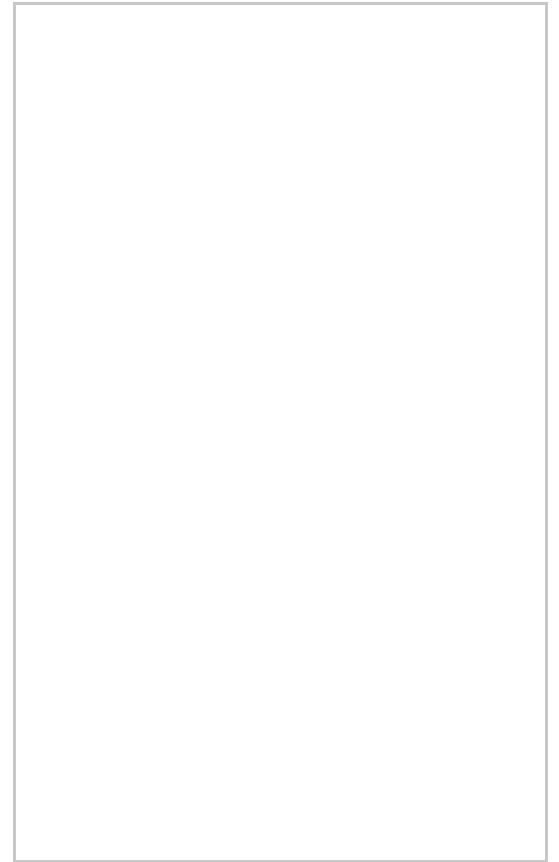
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

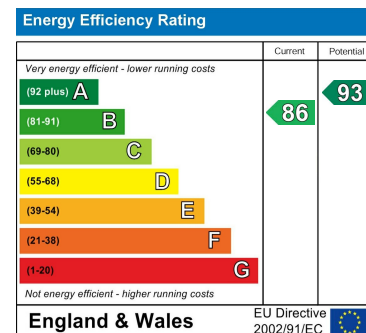
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk