



# Cardiff Road

Aberdare, CF44 6RG

£194,995



Welcome to this deceptively spacious 3-bedroom modern mid-terrace house on Cardiff Road, Aberdare! This modern and spacious family home is exceptionally well-presented, offering a comfortable and convenient lifestyle.

As you step into the property, you are greeted by a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining guests. The downstairs w.c. adds a touch of convenience for you and your visitors. The modern and well-equipped fitted kitchen/diner is a highlight, complete with patio doors that open up to the rear garden, ideal for enjoying a cup of tea on a sunny day.

Upstairs, you will find a modern bathroom and two double bedrooms with fitted wardrobes, providing ample storage space. Additionally, there is a good-sized single bedroom, perfect for a child or as a home office. The level easy maintenance gardens are a lovely outdoor space, and the off-road parking is a practical feature for busy families.

Located within easy walking distance of local schools and good amenities, this property offers both comfort and convenience. With gas central heating and double-glazed windows, you can stay warm and cosy during



### Entrance hall

Composite double glazed front door. Amtico flooring. Stairs to first floor.

### Cloakroom

Modern suite in white comprising w.c., wash hand basin. Upvc double glazed window to front aspect. Radiator. Amtico flooring.

### Lounge 16 x 13'7 (4.88m x 4.14m)

Upvc double glazed window to front aspect. Radiator. Amtico flooring. Understairs storage cupboard.

### Fitted kitchen/diner 16'8' x 10'7 (5.08m' x 3.23m)

With a modern range of wall and base units, integrated fridge/freezer, double oven and gas hob, provision for plumbed in washing machine, stainless steel sink unit, carousel cupboard. Gas wall mounted boiler. Amtico flooring. Radiator. Upvc double glazed patio doors to rear garden.

### Landing

Built-in storage cupboard. Access to loft with electric light.

### Modern bathroom

With modern fitted suite in white comprising vanity wash hand basin, built in storage cupboards. Bath with shower over and screen. W.C. Tiled walls, chrome heated towel rail. Wall mounted mirror with light. Upvc double glazed window to rear aspect.

### Bedroom 1 12'8 x 10'6 (3.86m x 3.20m)

With a range of modern fitted wardrobes, 2 bedside cabinets, vanity unit. Radiator. Upvc double glazed window to front aspect.

### Bedroom 2 10'1' x 10'6' max 9'7" min (3.07m' x 3.20m' max 2.92m min)

Upvc double glazed window to rear aspect. Radiator. A modern range of double fitted wardrobes.

### Bedroom 3 6'8' x 8'9" (2.03m' x 2.67m)

Good size 3rd bedroom with upvc double glazed window to front aspect. Radiator.

### Outside

Enclosed rear garden with lawn, paved patio, storage shed with power connected. Rear access to rear parking.

### 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

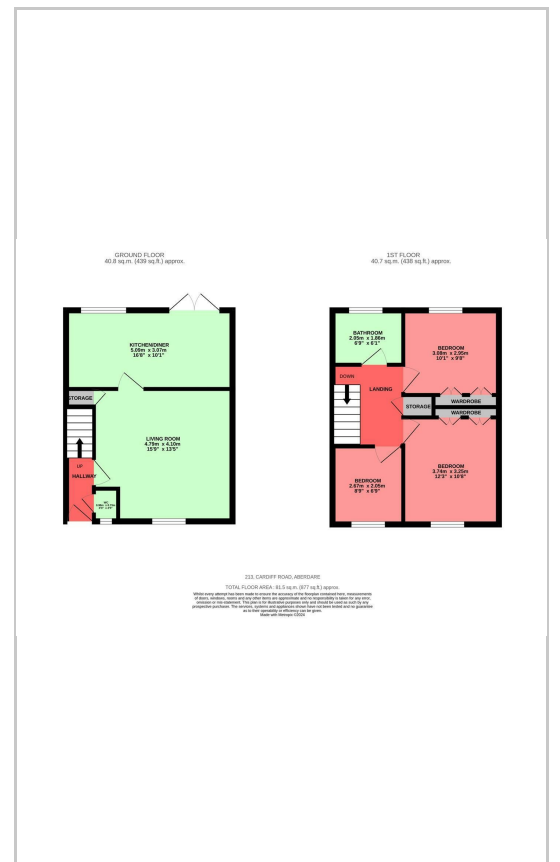
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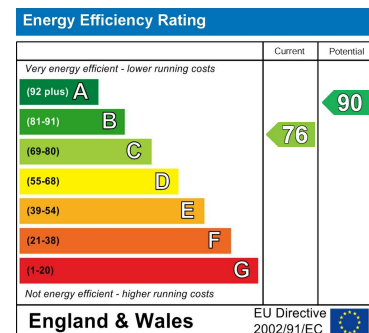
## Area Map



## Floor Plans



## Energy Efficiency Graph



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