



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Llewelyn Street

Aberdare, CF44 8HU

£229,995



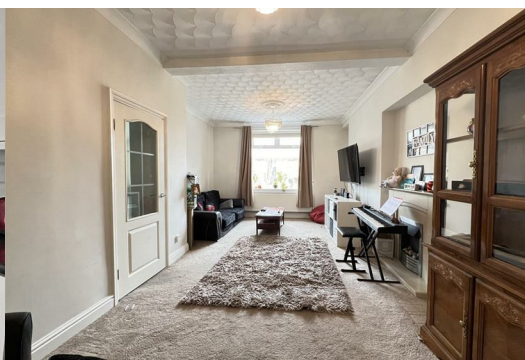
Llewelyn Street, Trecynon Aberdare boasting 4 bedrooms, this spacious family home is perfectly located within walking distance of local amenities, schools, and the picturesque Aberdare Park.

As you step inside, you are greeted by an inviting entrance hallway leading to a generous lounge, ideal for relaxing or entertaining guests. The family-sized fitted kitchen/diner is a, complete with patio doors leading to patio area.

Upstairs, a great-sized landing provides access to a modern bathroom and the 4 well-appointed bedrooms, offering comfort and privacy for the whole family.

Outside, the property impresses with a forecourt garden and shared side access to an excellent-sized tiered garden. Here, an artificial grass area, graveled hard standing, paved patio and a raised decked seating spot await, offering a perfect setting to enjoy the pleasant views.

With the added comforts of gas central heating and double-glazed windows, this home is not only inviting but also practical for modern living.



Hallway

Radiator and cover. Under stairs storage. Stairs to first floor.

Lounge 22'2 x 13'0 (6.76m x 3.96m)

Radiator x 2. Fire surround. UPVC double glazed window to front.

Open plan fitted kitchen/diner 15'9 max 9'4 min x 18'8 max 9'11 min (4.80m max 2.84m min x 5.69m max 3.02m min)

With a modern range of wall and base units incorporating gas hob and electric oven, 1 1/2 bowl sink unit, integrated dishwasher, wine cooler, provision for plumbed in washing machine. Two radiators. Tiled splash backs, tiled floor. Recess ceiling lighting. Upvc double glazed patio doors to rear garden.

Spacious Landing

Radiator with cover.

Bedroom 1 11'9 x 11'2 (3.58m x 3.40m)

Radiator. UPVC double glazed window to front.

Bedroom 2 13'0 x 9'8 (3.96m x 2.95m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 3 8'9 x 8'0 (2.67m x 2.44m)

UPVC double glazed window to front. Radiator.

Bedroom 4 7'2 x 10'11 (2.18m x 3.33m)

Radiator. Cupboard housing combi boiler. UPVC double glazed window to side.

Bathroom

Bath. Separate shower. W.C. Wash hand basin. UPVC double glazed window to rear. Chrome heated towel rail.

Outside

Front forecourt garden. Shared side access to rear garden. Steps up to rear landscaped and tiered garden with 4 level outdoor living areas including gravelled paved patio area, paved patio, artificial grass area and elevated decked seating area enjoying views to front aspect. Outside lights and outside cold water tap.

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

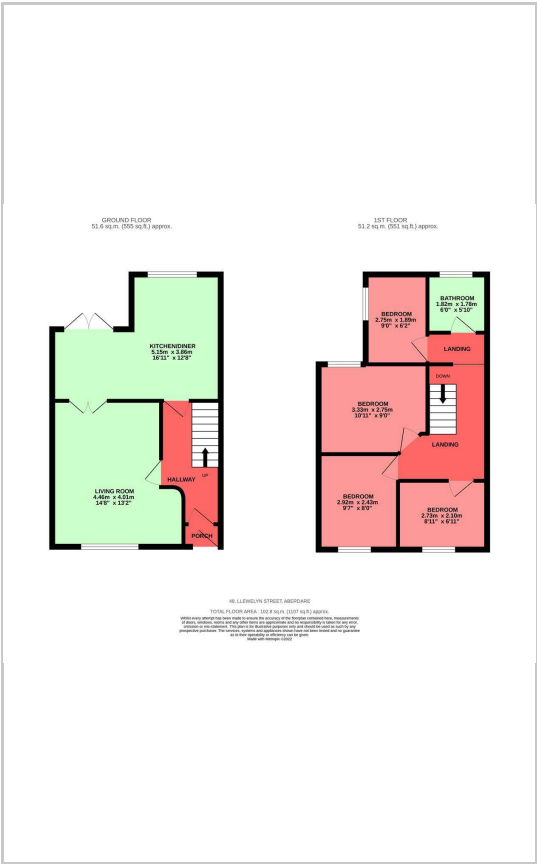
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

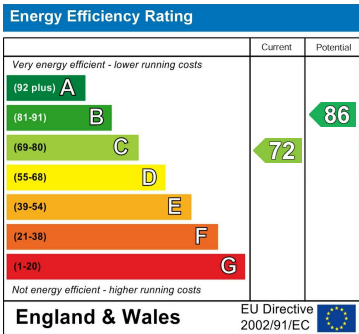
Area Map



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.