



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Llangorse Road

Aberdare, CF44 0LD

£259,995

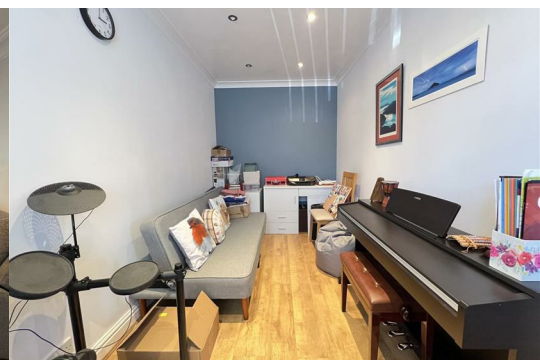


Llangorse Road Cwmbach Aberdare, this charming semi-detached house offers an excellent opportunity for families seeking a comfortable and well-presented home. Boasting three spacious bedrooms, master bedroom has a dressing area. The entrance hall welcomes you into the heart of the home, where you will find two inviting reception rooms, perfect for both relaxation and entertaining guests.

The fitted kitchen is practical and functional, complemented by a utility room that adds convenience to daily chores. A downstairs w.c. enhances the practicality of the layout, making it ideal for family life. The patio doors lead you to a generous rear garden, where you can enjoy outdoor living on the paved patio while taking in the stunning mountain views that surround the property.

Upstairs, the master bedroom provides a peaceful retreat, ensuring a restful night's sleep. The house is equipped with double glazed windows and gas central heating, ensuring warmth and comfort throughout the year.

Situated within easy walking distance of local schools, this property is perfect for families with children. Additionally, the nearby country walks offer a wonderful opportunity to explore the beautiful natural surroundings. With off-road parking available, this home combines convenience with a tranquil lifestyle.



Entrance Hall

Upvc double glazed front door. Understairs storage. Radiator.

Lounge 20' x 9'10 (6.10m x 3.00m)

Radiator x 2 . Upvc double glazed window to front aspect.

Dining room 9'10 x 9'3 (3.00m x 2.82m)

Upvc double glazed patio doors to rear garden. Radiator

Sitting Room/Study 6'9 x 13'7 (2.06m x 4.14m)

Radiator. Upvc double glazed window to front aspect.

Fitted Kitchen 8 x 13'5 (2.44m x 4.09m)

With a modern range of wall and base units. Freestanding Gas hob and oven. 1 1/2 bowl sink unit. Dishwasher. Extractor hood. Upvc double glazed window and door to rear garden.

Utility Room

Provision for plumbed in washing machine.

Downstairs W.C.

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

Landing

Modern Bathroom

Modern suite in white comprising, bath, wash hand basin and w.c., shower over bath

Master Bedroom 1/Dressing Room 16'10 x 12' max 9'10 min (5.13m x 3.66m max 3.00m min)

2 x upvc double glazed windows. Radiator.

Bedroom 2 13'1 x 10'1 (3.99m x 3.07m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 3 10' x 8'5 max into recess 5'3 min (3.05m x 2.57m max into recess 1.60m min)

Radiator. Upvc double glazed window to front aspect. Gas boiler in cupboard.

Outside

Off Road parking to front. Side access to excellent size rear garden mainly laid to lawn with raised paved seating area enjoying beautiful mountain views

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

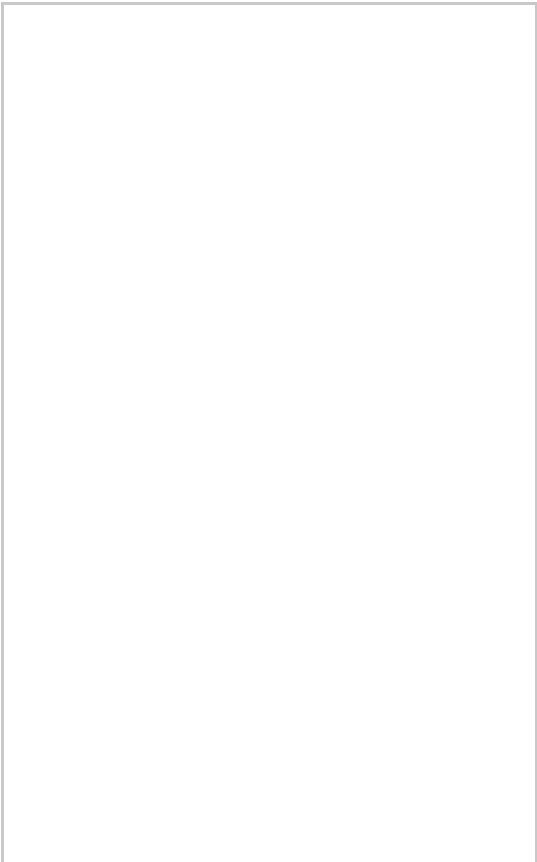
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

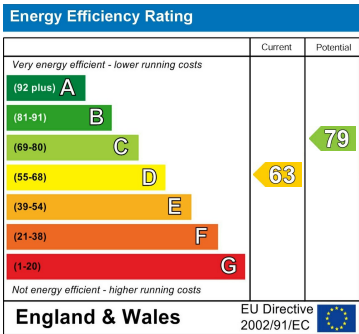
Area Map



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.