



The Ridings

Aberdare, CF44 8AJ

Price £224,995



The Ridings, Aberdare, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts an inviting entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The modern fitted kitchen/diner is a delightful space for family meals and gatherings, providing a modern touch to this lovely home. Downstairs cloakroom.

The accommodation comprises three bedrooms, ensuring ample space for family living. A modern fitted shower room adds to the appeal, making daily routines a breeze. The property benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Entrance drive, which provides off-road parking for two vehicles, a valuable asset in this popular residential area. The elevated position of the house offers lovely views towards the nearby country park, enhancing the overall charm of the property.

Located within walking distance of local schools and the picturesque Dare Valley Country Park, this home is perfect for families and nature enthusiasts alike. With excellent country walks just a stone's throw away, you can enjoy the beauty of the outdoors right on your doorstep.

This property is offered as freehold and falls under Council Tax Band C, making it an attractive option for potential buyers. Don't miss the opportunity to make this delightful house your new home.



Entrance Hall

Upvc double glazed front door. Stairs to first floor.

Downstairs Cloakroom

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

Lounge 15'3 x 14'9 (4.65m x 4.50m)

Upvc double glazed window to front aspect. Media wall.

Fitted kitchen/Diner 10'7 x 14'9 (3.23m x 4.50m)

With modern range of wall and base units incorporating hob and oven, sink unit, provision for plumbed in washing machine. Upvc double glazed patio doors to rear garden. Vertical modern radiator.

Landing

Cupboard housing wall mounted gas boiler serving hot water and heating system

Bedroom 1 12'4 x 8'1 (3.76m x 2.46m)

Modern range of fitted wardrobes. Upvc double glazed window to rear aspect.

Bedroom 2 8'5 x 9'2 (2.57m x 2.79m)

Upvc double glazed window to front aspect. Range of modern fitted wardrobes

Bedroom 3 9' x 6'6 (2.74m x 1.98m)

Upvc double glazed window to rear aspect. Modern range of fitted wardrobes.

Modern Fitted Shower room 6' x 5'4 (1.83m x 1.63m)

Modern suite in white comprising shower enclosure, vanity wash hand basin and w.c., upvc double glazed window to front aspect. Chrome heated towel rail.

Outside

Shared driveway with access to Garage. Rear garden mainly laid to lawn with paved patio.

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.

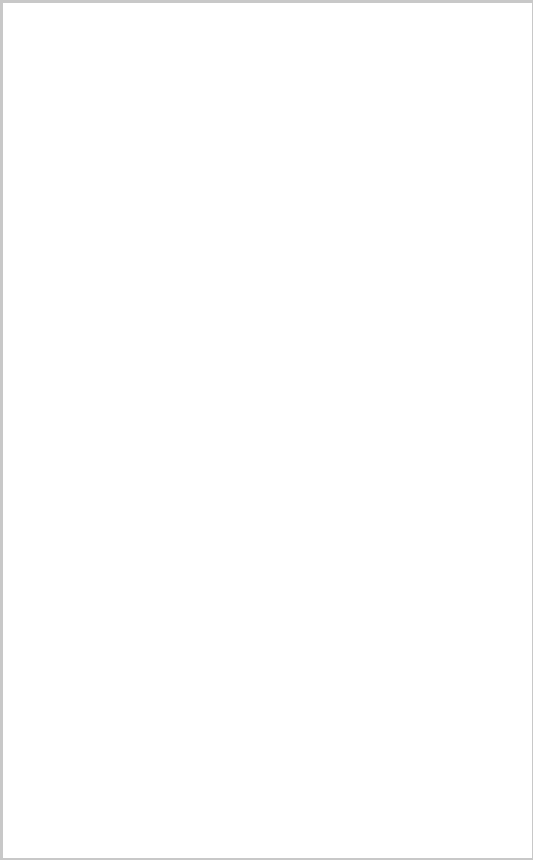
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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.

Area Map



Floor Plans



Energy Efficiency Graph

