



# Glannant Street

Aberdare, CF44 7LR

£159,995



Glannant Street in the popular town of Aberdare, this excellent size spacious and comfortable family home. With three generously sized double bedrooms, this property is perfect for families seeking both space and convenience.

As you enter, you are welcomed by a generous entrance hall that leads to a bright and airy lounge, ideal for relaxation and family gatherings. Adjacent to the lounge is a further sitting room, complete with patio doors that open onto the enclosed rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen/diner provides ample space for family meals and entertaining, while a convenient utility area and a downstairs shower room add to the practicality of this home.

Upstairs, you will find three double bedrooms, each offering plenty of natural light and space. The large modern bathroom is a standout feature, boasting both a bath and a separate shower, catering to all your family's needs.

The property benefits from gas central heating and double-glazed windows, ensuring warmth and comfort throughout the year. Outside, the front forecourt garden adds to the property's curb appeal, while the enclosed rear garden, complete with a storage shed, provides outdoor space. Located within easy walking distance of the town centre, schools, and the picturesque Dare Valley Country Park.





Entrance Hall

Tiled floor. Stairs to first floor. Radiator. Under stairs storage. Upvc double glazed front door.

Lounge 14'6 x 9'10 (4.42m x 3.00m)

Radiator. Bay window to front aspect.

Sitting Room 15'11 9'8 (4.85m 2.95m)

Radiator. Double glazed patio doors to rear garden

Fitted Kitchen/Diner 12'10 x 10' (3.91m x 3.05m)

With a modern range of wall and base units. Radiator.

Utility room 9'8 x 5'8 (2.95m x 1.73m)

Shower room 5'7 x 6'6 (1.70m x 1.98m)

With shower cubicle, w.c., radiator. Window to rear aspect. Radiator.

Landing

Bedroom 1 12'10 x 10'1 (3.91m x 3.07m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 2 9'10 x 11'7 (3.00m x 3.53m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 3 9'11 x 10'1 (3.02m x 3.07m)

Radiator. Upvc double glazed window to front aspect.

Bathroom 11'6 x 9'10 (3.51m x 3.00m)

Modern suite comprising bath, separate shower, w.c., and wash hand basin. Radiator. Cupboard housing gas boiler serving hot water and heating system

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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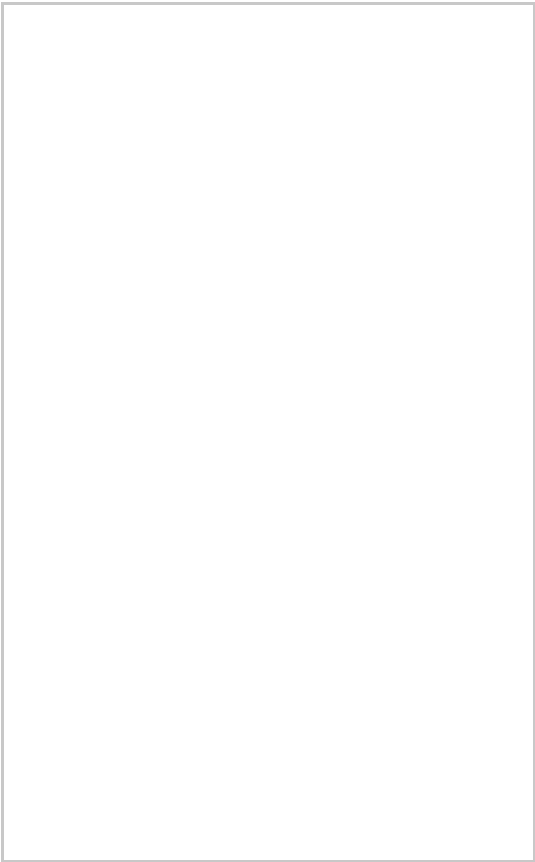
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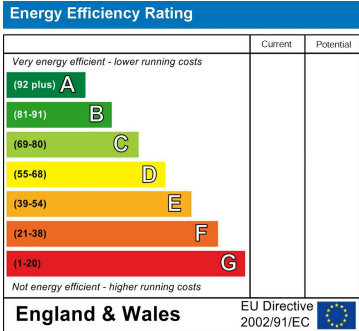
Area Map



Floor Plans



Energy Efficiency Graph



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