



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Sycamore Close

Aberdare, CF44 8YD

£269,995



NO ONWARD CHAIN. Sycamore Close, Landare, Aberdare, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. Set on a corner plot, the property boasts well-established and mature gardens that provides a private outdoor space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge/diner, ideal for both entertaining guests and enjoying family time. The fitted kitchen is functional complemented by a handy utility area that adds to the practicality of the home.

The first floor features three bedrooms. A modern shower room completes the upper level, providing a contemporary touch to this lovely home.

The property benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. For those with vehicles, there is off-road parking available for up to three cars, along with a garage for additional storage or parking needs.

Situated within walking distance of local schools and the picturesque Dare Valley Country Park, this home is perfect for families and nature enthusiasts alike. The area is well-regarded and offers a sense of community, making it an ideal place to settle down.

In summary, this well-presented detached house on Sycamore Close is a wonderful opportunity for anyone seeking a comfortable family home in a sought-after location.



Entrance Hall

Stairs to first floor. Radiator.

Lounge 13' x 12'8 (3.96m x 3.86m)

Upvc double glazed window to front aspect. Radiator. Under stairs storage.

Dining Room 8' x 10'4 (2.44m x 3.15m)

Upvc double glazed window to rear aspect. Radiator.

Fitted Kitchen/Utility area 7'6 x 15'6 max (2.29m x 4.72m max)

Upvc double glazed window to rear aspect. Modern wall and base units, stainless steel sink unit. Radiator x 2.

Landing

Airing cupboard with gas boiler serving hot water and heating system.

Bedroom 1 12'11 x 8'8 (3.94m x 2.64m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 2 9'9 x 8'5 (2.97m x 2.57m)

Radiator. Upvc double glazed window to rear aspect. Built-in wardrobes.

Bedroom 3 7'3 x 10' (2.21m x 3.05m)

Radiator. Upvc double glazed window to front aspect. Storage cupboard.

Shower Room

Modern suite in white comprising shower enclosure, vanity wash hand basin and w.c., upvc double glazed window to rear aspect.

Outside

Rear driveway with off road parking to Garage. Front and side mature gardens laid to lawn with decked seating area.

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

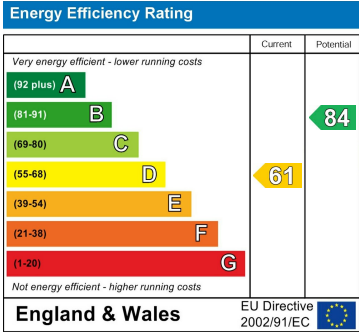
Area Map



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.