



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Rheidol Close

Aberdare, CF44 0HT

£229,995



Located in the sought-after area of Cwmbach, Aberdare, this charming semi-detached bungalow on Rheidol Close presents an excellent opportunity for those seeking a modern and comfortable home. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those looking to downsize without compromising on space. The second bedroom is currently utilised as a Study.

Upon entering, you will find a welcoming reception room that flows seamlessly into the heart of the home. The layout is designed for both relaxation and entertaining, making it perfect for gatherings with family and friends. The modern kitchen is equipped to meet all your culinary needs.

The low-maintenance garden offers a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property boasts parking for two vehicles and a detached garage, providing ample storage and convenience.

Situated in a desirable location, this bungalow benefits from excellent links to local schools and transport, making it an ideal choice for families and commuters alike. With its blend of modern living and practical features, this property is not to be missed. This bungalow offers a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.



Entrance Hall

Composite front door. Radiator

Living room 14'09 x 12'04 (4.50m x 3.76m)

UPVC double glazed window to front and side. Radiator. Log burner.

Kitchen 8'05 x 10 (2.57m x 3.05m)

UPVC double glazed window to side. Gas hob and extractor fan.

Diner / Utility Room 8'06 x 10'05 (2.59m x 3.18m)

UPVC back door. UPVC double glazed window to rear and side. Radiator.

Family Bathroom

Tiled. Bath with shower. Radiator. UPVC double glazed window to rear

Bedroom 3 10'07 x 8'09 (3.23m x 2.67m)

UPVC double glazed window to rear. Radiator.

Bedroom 2/ Reception. 12'10 x 11'04 (3.91m x 3.45m)

UPVC double glazed window. Radiator.

First floor Bedroom 1 11'11 x 12'06 (3.63m x 3.81m)

UPVC double glazed window to rear. Radiator.

First Floor En Suite 7'11 x 8'09 (2.41m x 2.67m)

Tiled bathroom. Free standing bath. Heated towel rail. Vanity hand wash basin. W/C.

Garden

Detached garage with power. Driveway for 2 cars. Decking area, patio and grass lawn.

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

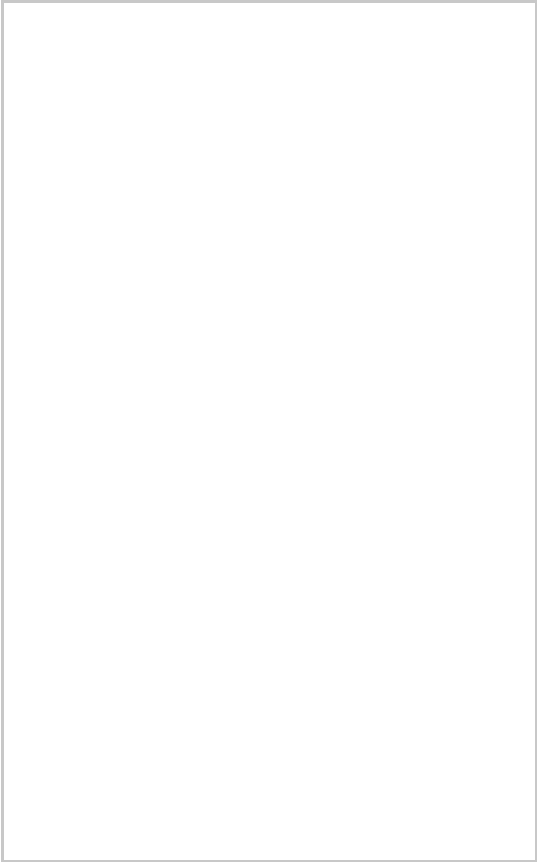
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

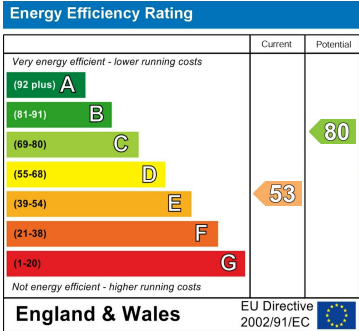
Area Map



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.