



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Maesgwyn

Cwmdare, Aberdare, CF44 8TH

£139,995



\*\*\* NO ONWARD CHAIN \*\*\*

Nestled in the charming area of Maesgwyn, Cwmdare, this semi-detached house presents an excellent opportunity for those seeking a property project in a desirable location. The home boasts a welcoming atmosphere, perfect for families or individuals looking to create their ideal living space.

With its potential for renovation and personalisation, this property invites you to unleash your creativity and transform it into a stunning residence. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, making it an ideal spot for both relaxation and daily living.

Whether you are a first-time buyer or a family looking to upsize, this property offers a unique chance to make your mark in a sought-after area. Embrace the opportunity to craft a home that reflects your style and preferences, all while enjoying the benefits of living in Cwmdare, Aberdare.

Do not miss out on this promising property project; it is a rare find in such a desirable location.



Entrance Hall

UPVC front door. Radiator.

Living Room 25'00 x 11'10 (7.62m x 3.61m)

UPVC double glazed window to front and rear. Radiator x 2.

Kitchen 10'07 x 6'06 (3.23m x 1.98m)

UPVC double glazed window to rear and side. UPVC door to side. Radiator. Gas hob and integrated oven. Provisions for washing machine and fridge/freezer.

Landing

UPVC double glazed window to side.

Bedroom 1 13'05 x 10'05 (4.09m x 3.18m )

UPVC double glazed window to front. Radiator.

Bedroom 2 11'03 x 9'07 (3.43m x 2.92m )

UPVC double glazed window to rear. Radiator.

Bedroom 3 9'02 x 7'04 (2.79m x 2.24m)

UPVC double glazed window to front. Radiator.

Bathroom

UPVC double glazed window to rear. Bath. Handwash basin.

Separate WC

UPVC double glazed window to rear. WC.

Outside

Patio garden to front. Side access. Shed. Patio at rear. 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.

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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.

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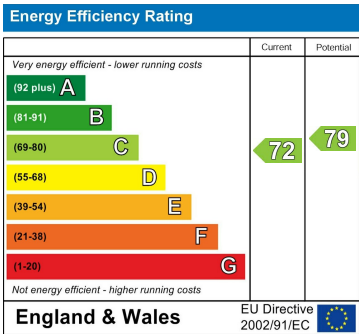
Area Map



Floor Plans



Energy Efficiency Graph



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