



27 CARDIFF STREET, ABERDARE, CF44 7DP

Tel: 01685 878000 Fax: 01685 878000



12 Ffordd Y Coleg

, Aberdare, CF44 9BP

£335,000



4



2



1



B

12 Ffordd Y Coleg



Description

Ffordd Y Coleg, Cwmdare, Aberdare, this modern four-bedroom detached family home, known as Mewslade, offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The well-presented sitting room provides a welcoming space for relaxation, while the well equipped fitted kitchen/diner is ideal for family meals and entertaining guests. The utility room and downstairs w.c. add to the practicality of this delightful home.

The first floor features a landing that leads to 4 generously sized bedrooms, ensuring ample space for family living. The family bathroom and en-suite shower room provide modern amenities for your convenience.

Outside, the property boasts an attractive forecourt garden, complete with wrought iron fencing, enhancing its curb appeal. The rear garden is mainly laid to lawn, offering a perfect space for children to play or for hosting summer gatherings. With off-road parking for multiple vehicles and a garage, this home caters to all your parking needs.

Gas central heating and double-glazed windows ensure warmth and comfort throughout the year. The





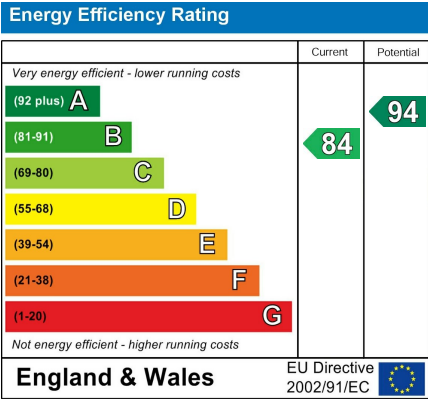
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

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.