



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Brook Street

Maerdy, Ferndale, CF43 4AF

£119,995



Nestled on Brook Street in the charming village of Maerdy, Ferndale, this delightful terraced house presents an excellent opportunity for first-time buyers or families seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a warm and welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the natural beauty of the surrounding area.

With its ideal location, this home offers a blend of tranquillity and accessibility, making it a perfect choice for those looking to settle in a friendly community. Whether you are starting your journey as a homeowner or seeking a family abode, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.





Hallway

UPVC door. Radiator.

Living Room 9'8 x 13'1 (2.95m x 3.99m)

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

Dining Room 11'10 x 15'7 (3.61m x 4.75m)

UPVC double glazed window to rear. 1 x radiator. Laminated flooring.

Kitchen 14'5 x 8'4 (4.39m x 2.54m)

UPVC double glazed window to side. UPVC door leading to garden. Gas hob and electric oven. Provision for dishwasher. Provision for fridge/freezer. Understairs storage.

Utility Room 4'3 x 8'6 (1.30m x 2.59m)

Storage cupboard housing boiler. Provision for washing machine/dryer.

Bathroom 7'7 x 8'6 (2.31m x 2.59m)

UPVC double glazed window to side. Bath. Wash hand basin. W.C. Separate shower cubicle. Heated towel rail.

Bedroom 1 12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed window to front. Radiator. Carpet to floor.

Bedroom 2 9'0 x 8'9 (2.74m x 2.67m)

UPVC double glazed window to rear. 1 x radiator. Carpet to floor.

Bedroom 3 10'0 x 6'6 (3.05m x 1.98m)

UPVC double glazed window to front. Radiator. Carpet to floor.

Garden

Lawned grass area and patio

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

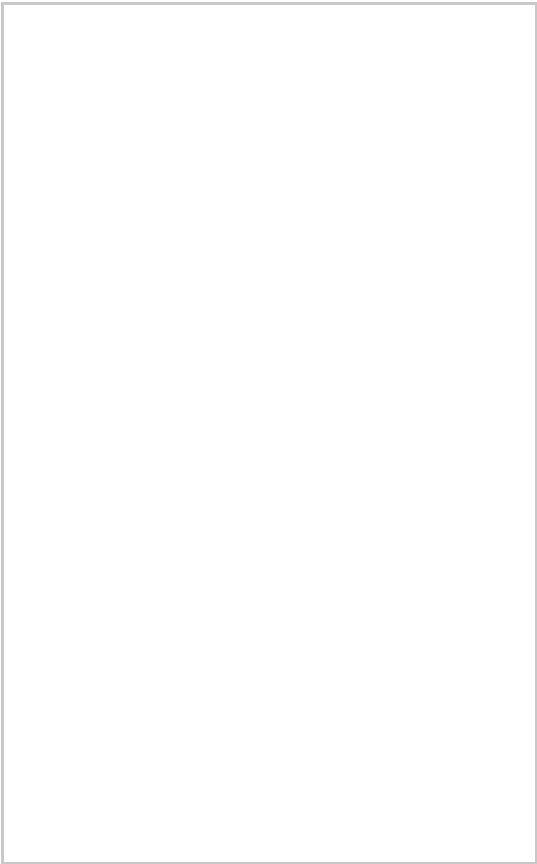
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

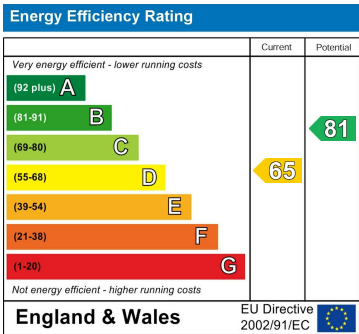
Area Map



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.