



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Glannant Street

Aberdare, CF44 7LR

£159,995



Glannant Street in the popular town of Aberdare, this excellent size spacious and comfortable family home. With three generously sized double bedrooms, this property is perfect for families seeking both space and convenience.

As you enter, you are welcomed by a generous entrance hall that leads to a bright and airy lounge, ideal for relaxation and family gatherings. Adjacent to the lounge is a further sitting room, complete with patio doors that open onto the enclosed rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen/diner provides ample space for family meals and entertaining, while a convenient utility area and a downstairs shower room add to the practicality of this home.

Upstairs, you will find three double bedrooms, each offering plenty of natural light and space. The large modern bathroom is a standout feature, boasting both a bath and a separate shower, catering to all your family's needs.

The property benefits from gas central heating and double-glazed windows, ensuring warmth and comfort throughout the year. Outside, the front forecourt garden adds to the property's curb appeal, while the enclosed rear garden, complete with a storage shed, provides outdoor space.

Located within easy walking distance of the town centre, schools, and the picturesque Dare Valley Country Park.



Entrance Hall

Tiled floor. Stairs to first floor. Radiator. Under stairs storage. Upvc double glazed front door.

Lounge 14'6 x 9'10 (4.42m x 3.00m)

Radiator. Bay window to front aspect.

Sitting Room 15'11 9'8 (4.85m 2.95m)

Radiator. Double glazed patio doors to rear garden

Fitted Kitchen/Diner 12'10 x 10' (3.91m x 3.05m)

With a modern range of wall and base units. Radiator.

Utility room 9'8 x 5'8 (2.95m x 1.73m)

Shower room 5'7 x 6'6 (1.70m x 1.98m)

With shower cubicle, w.c., radiator. Window to rear aspect. Radiator.

Landing

Bedroom 1 12'10 x 10'1 (3.91m x 3.07m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 2 9'10 x 11'7 (3.00m x 3.53m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 3 9'11 x 10'1 (3.02m x 3.07m)

Radiator. Upvc double glazed window to front aspect.

Bathroom 11'6 x 9'10 (3.51m x 3.00m)

Modern suite comprising bath, separate shower, w.c., and wash hand basin. Radiator. Cupboard housing gas boiler serving hot water and heating system

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

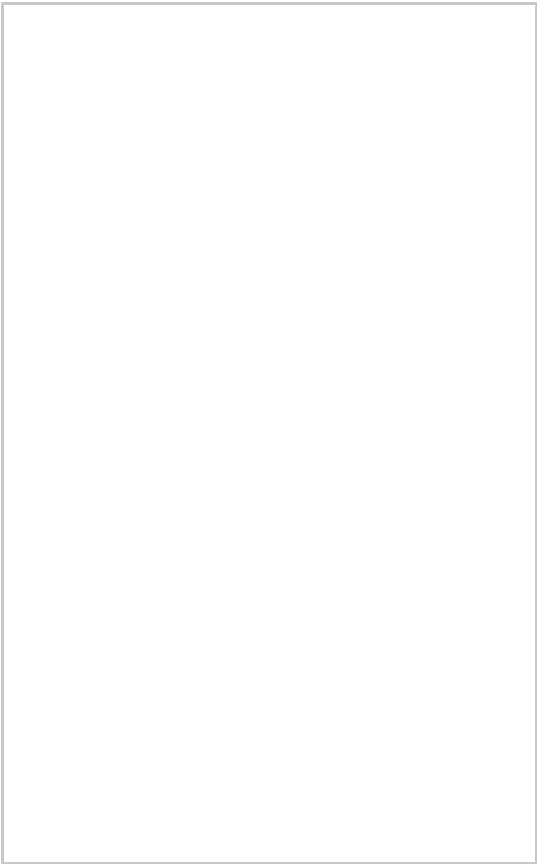
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

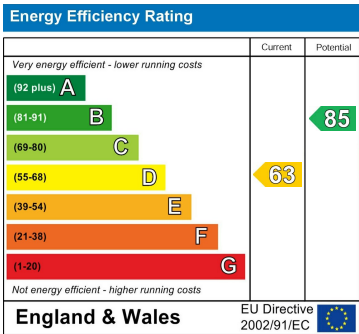
Area Map



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.