



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Llys Clarence

Aberdare, CF44 6EQ

£245,000



Located in the peaceful development of Llys Clarence in Aberaman, Aberdare, this stunning new build home by WD Lewis Homes offers a perfect blend of modern living and comfort. This detached house boasts three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features three well-appointed bathrooms, ensuring convenience for all residents and visitors alike.

The design of the home reflects contemporary aesthetics, with high-quality finishes and thoughtful layouts that enhance everyday living. The property also includes parking for two vehicles, a valuable asset in today's busy world.

Situated in a quiet development, this home benefits from excellent transport links, making it easy to access local amenities and nearby towns. Whether you are commuting for work or enjoying leisure activities, you will find that this location offers both peace and accessibility.

In summary, this beautiful three-bedroom detached house in Aberaman is a remarkable opportunity for those looking to settle in a serene yet connected community. Don't miss the chance to make this lovely property your new home.



Entrance Hall

Composite front door. Radiator.

Cloakroom 3'3" x 5'8" (1.00 x 1.74)

UPVC double glazed window to front. W.C. Handwash basin. Storage.

Living Room 13'3" x 11'8" (4.06 x 3.58)

UPVC double glazed window to front. Radiator x2.

Kitchen/Diner 21'10" x 9'7" (6.66 x 2.93)

UPVC double glazed window and UPVC double glazed patio doors to rear. Integrated oven. Gas hob. Integrated fridge/freezer. Provisions for washer/dryer. Storage.

Landing

Bedroom 1 12'9" x 11'1" (3.89 x 3.39)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

Ensuite 5'5" x 7'0" (1.66 x 2.15)

UPVC double glazed window to rear. Radiator. Shower. W.C. Handwash basin.

Bedroom 2 12'9" x 9'4" (3.89 x 2.85)

UPVC double glazed window to front. Radiator. Storage.

Bedroom 3 10'7" x 6'11" (3.25 x 2.13 )

UPVC double glazed window to front. Radiator.

Bathroom 8'9" x 6'5" (2.68 x 1.97)

UPVC double glazed window to rear. Bath. Radiator. Handwash basin. W.C.

Outside

Driveway. Rear garden with patio and artificial grass. Outside tap.

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

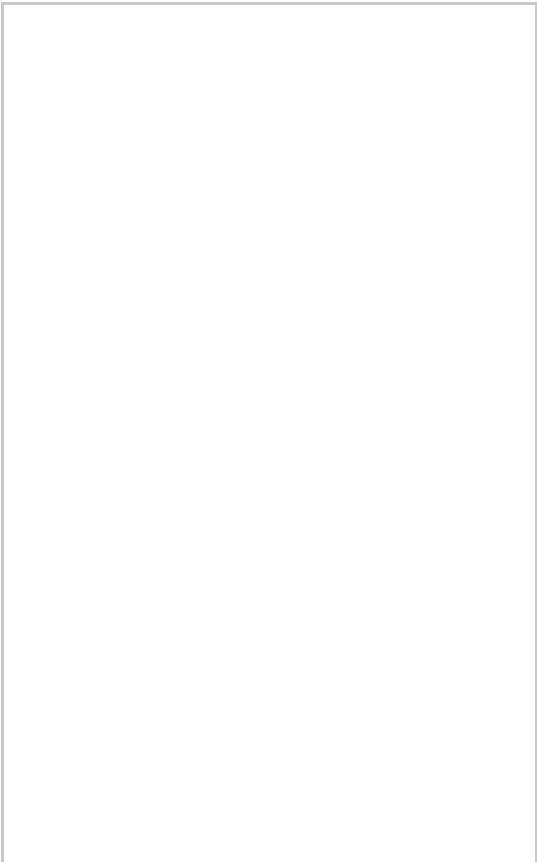
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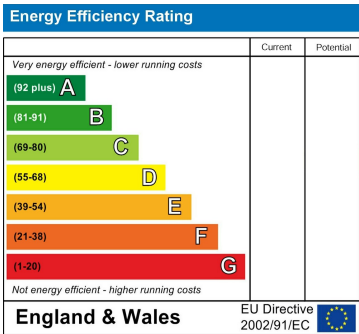
Area Map



Floor Plans



Energy Efficiency Graph



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