# Peter Alan - Aberdare



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# Aberdare Road, AbercynonCF45 4NY

- EPC Rating: D
- Council Tax B
- No Chain
- 4 Bedrooms
- Ideal For Families













# **About The Property**

This charming terraced house features four bedrooms, a reception room, a functional kitchen, and a utility area, situated in a vibrant neighborhood with excellent amenities and transport links, making it an ideal family home.

### Accommodation

#### Reception Room

20' 9" Max x 12' 5" Max ( 6.32m Max x 3.78m Max )

#### Kitchen

10' 8" Max x 7' 8" Max ( 3.25m Max x 2.34m Max )

#### Bathroom

4' 11" Max x 10' 3" Max ( 1.50m Max x 3.12m Max )

#### **Utility Room**

9' 10" Max x 4' 8" Max ( 3.00m Max x 1.42m Max )

#### Bedroom 1

10' 10" Max x 8' 4" Max ( 3.30m Max x 2.54m Max )

#### Bedroom 2

8' 2" Max x 9' 1" Max ( 2.49m Max x 2.77m Max )

#### Bedroom 3

12' 1" Max x 8' Max ( 3.68m Max x 2.44m Max )

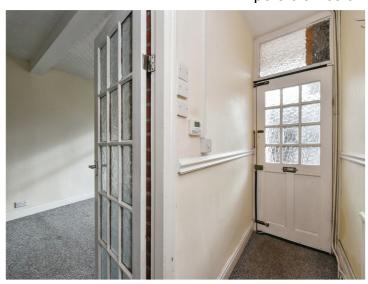
#### Bedroom 4

6' 9" Max x 11' 6" Max ( 2.06m Max x 3.51m Max )

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.





