



**Beechwood Avenue,
Aberdare CF44 8BP**

- EPC Rating: D
- Council Tax Band C
- Sought After Location
- Off Road Parking
- 3 Bedrooms





About The Property

We are pleased to present this immaculate semi-detached house for sale, an ideal property for first-time buyers and families. This exquisite residence consists of three double bedrooms, with two of them boasting built-in wardrobes.

The house features a spacious reception room, flooded with natural light through its large windows that offer a delightful garden view. An additional reception room presents itself as a cosy diner, perfect for entertaining guests or enjoying family meals. The property also includes a single kitchen fitted with dining space, designed to capture an abundance of natural light, enhancing the culinary experience.

The property's unique features are evident with the inclusion of a parking space, a single garage and a picturesque garden, accessible from the primary reception room, perfect for outdoor relaxation and children's play.

This house is located in a sought-after location, with excellent public transport links and nearby

Accommodation

Living Room

10' 9" Max x 18' Max (3.28m
 Max x 5.49m Max)

Kitchen Diner

14' 2" Max x 24' Max (4.32m
 Max x 7.32m Max)

Bedroom 1

11' 9" Max x 10' 6" Max (3.58m
 Max x 3.20m Max)

Bedroom 2

10' 9" Max x 9' 8" Max (3.28m
 Max x 2.95m Max)

Bedroom 3

7' 9" Max x 9' 1" Max (2.36m
 Max x 2.77m Max)

Garage

7' 9" Max x 12' 5" Max (2.36m
 Max x 3.78m Max)

Property Ref: ABD100545 - 0002

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 fittings 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.