



**Maesyffynon Grove,  
Aberdare CF44 6PJ**

- EPC Rating: Awaited
- Council Tax Band D
- 4 Bedrooms
- Off Road Parking
- Sought After Location







## About The Property

An immaculate detached house is currently on the market for sale in a sought-after location, close to schools, green spaces, walking and cycling routes. This house is ideal for families, offering a generous layout with four bedrooms and a single bathroom.

## Accommodation

### Living Room

12' 1" Max x 15' 1" Max ( 3.68m Max x 4.60m Max )

### Sitting/Dining Room

8' 6" Max x 19' 1" Max ( 2.59m Max x 5.82m Max )

### Kitchen/Diner

21' Max x 9' 7" Max ( 6.40m Max x 2.92m Max )

### W/C

5' 9" Max x 5' 2" Max ( 1.75m Max x 1.57m Max )

### Bedroom 1

12' 3" Max x 10' 4" Max ( 3.73m Max x 3.15m Max )

### Bedroom 2

9' 4" Max x 12' 4" Max ( 2.84m Max x 3.76m Max )

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### Bedroom 3

7' 3" Max x 12' 6" Max ( 2.21m Max x 3.81m Max )

### Bathroom

Property Ref: ABD100572 - 0004

## 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.