



Selling with us

Property Details Approval Form

41 Glan Road, Aberdare,
Mid Glamorgan, Wales, CF44
8BN

Date: 13 October 2025

Property Ref and Version: ABD100784 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£170,000

Tenure: Freehold

Key Features

- Three spacious bedrooms
- Well-equipped kitchen
- Sought-after convenient location
- Near reputable local schools
- Proximity to parks and amenities
- Additional Photos Coming Soon
- EPC Rating: C

Short Description

This charming and neutrally decorated three-bedroom terraced house offers spacious, light-filled living in a sought-after location close to excellent transport links, schools, parks, and amenities—an ideal opportunity for families, first-time buyers, or anyone seeking a welcoming home

Long Description

Welcome to this delightful three-bedroom terraced house, perfectly positioned in a sought-after location. Neutrally decorated throughout, this property offers a versatile blank canvas for you to add your own personal style and make it truly feel like home.

Step inside and you'll find a spacious reception room, ideal for relaxing with family or hosting friends. The well-appointed kitchen is perfect for whipping up your favourite meals and leads out to the rest of this lovely home. All three bedrooms are bright and inviting, offering comfortable living spaces for families or those needing a handy home office or guest room.

The house is cleverly designed to maximise space and light, creating an airy and welcoming atmosphere. The modern bathroom provides everything you need for unwinding at the end of a busy day.

Location is key, and this property certainly delivers. You'll be just moments from excellent public transport links, making commuting a breeze. Families will appreciate the proximity to reputable local schools, while everyone can enjoy the green spaces, nearby parks, and a range of walking and cycling routes right on your doorstep. A wide selection of local amenities ensures all your day-to-day needs are easily met.

This charming house is a wonderful opportunity for first-time buyers, growing families, or anyone wanting to enjoy a vibrant community in a friendly and convenient area. Book your viewing today and see what makes this house so special!

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Directions

Agent Note

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Room Description

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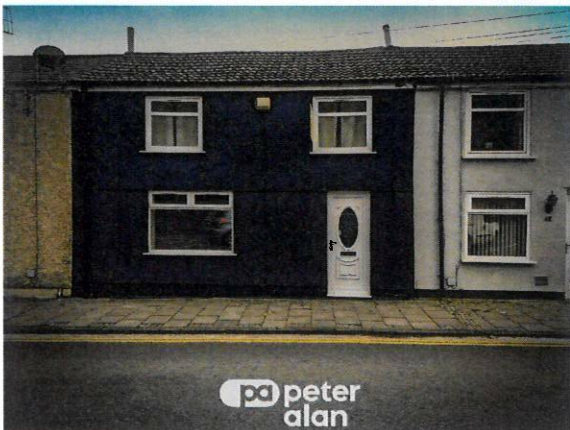
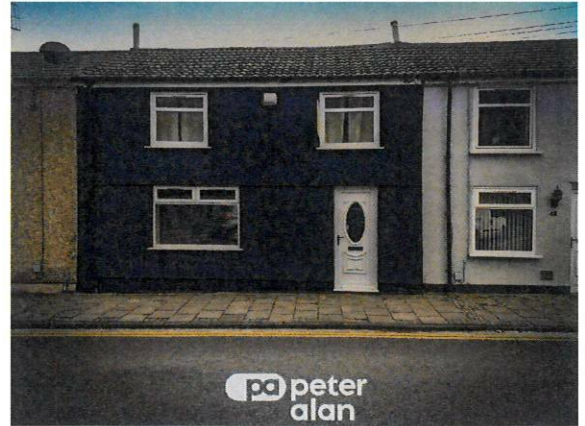
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Property Images



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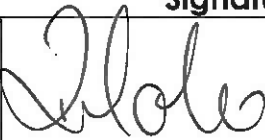
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Floor Plan

Approval

	Signature	Date
Rachel Johns		13/10/25
Mr P.A. Heatley		