



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Tan Y Bryn Gardens

Llwydcoed, Aberdare, CF44 0TQ

£269,995



Located in the desirable Tan Y Bryn Gardens in Llwydcoed, Aberdare, this charming mid-terrace house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The home features a welcoming reception room that invites relaxation and social gatherings, while the three well-appointed bathrooms ensure that morning routines are a breeze.

One of the standout features of this property is the sun-filled, peaceful garden, providing an idyllic outdoor space for both entertaining and unwinding. The garden is perfect for enjoying the warmer months, whether you are hosting a barbecue or simply soaking up the sun.

Additionally, the property boasts allocated parking for two vehicles, a valuable asset in this sought-after development. Residents will appreciate the close proximity to local amenities, making daily errands and leisure activities easily accessible.

This home in Tan Y Bryn Gardens is not just a place to live; it is a lifestyle choice that offers comfort, space, and a sense of community. Do not miss the opportunity to make this delightful property your own.



### Entrance Hall

UPVC front door. Radiator. Tiled floor.

### Cloakroom

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

### Kitchen 12'02 x 8'01 (3.71m x 2.46m )

UPVC double glazed window to front. Radiator. Integrated fridge/freezer/dishwasher. Electric oven and gas hob. Provisions for washer/dryer.

### Living Room 15'01 x 14'01 (4.60m x 4.29m )

UPVC double glazed patio doors to rear. Radiator x2.

### Landing

Storage

### Bedroom 1 19'03 x 15'06 x 11'04 (5.87m x 4.72m x 3.45m )

UPVC double glazed window to front. Fitted wardrobes x2. Storage.

### En Suite

Skylight. Radiator. W.C. Shower. Handwash basin.

### Bedroom 2 10'11 x 8'01 (3.33m x 2.46m)

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

### Bedroom 3 13'02 x 8'02 (4.01m x 2.49m )

UPVC double glazed window to rear. Radiator.

### Bedroom 4 7'02 x 6'06 (2.18m x 1.98m)

UPVC double glazed window to rear. Radiator.

### Bathroom 7'02 x 6'07 (2.18m x 2.01m)

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

### Outside

Allocated parking for two vehicles. Artificial grass to rear. Patio. 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

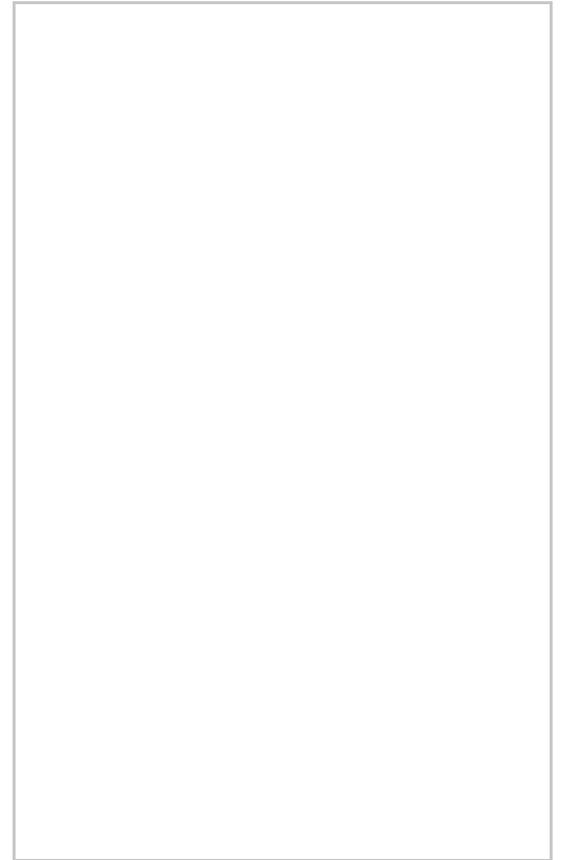
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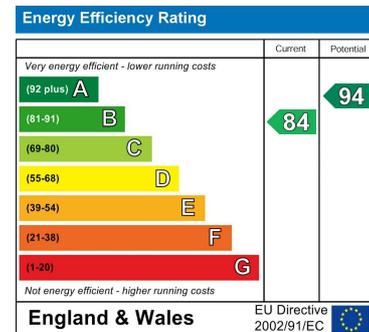
## Area Map



## Floor Plans



## Energy Efficiency Graph



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