



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Heol-Y-Gelli

Aberdare, CF44 6LN

£299,995



** NO ONWARD CHAIN **

Nestled in the serene surroundings of Heol-Y-Gelli, Aberdare, this charming detached house presents an exceptional opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those who desire extra space for guests or a home office.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. With three bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

One of the standout features of this property is the stunning mountain view that can be enjoyed from various vantage points within the home. The peaceful neighbourhood enhances the overall appeal, making it an ideal retreat from the hustle and bustle of everyday life.

Additionally, the property offers parking for vehicles, a valuable asset in today's busy world. With plenty of potential for personalisation and improvement, this home invites you to make it your own.

Whether you are looking to settle down in a tranquil area or seeking a property with room to grow, this house in Aberdare is a remarkable find. Don't miss the chance to explore the possibilities that await you in this delightful home.



Entrance Hall

UPVC front door. Radiator.

Cloakroom

W.C. Handwash basin. Radiator.

Reception Room 17'01 x 12'07 (5.21m x 3.84m)

UPVC double glazed window to front. Radiator.

Dining Room 12'10 x 10'03 (3.91m x 3.12m)

UPVC double glazed patio doors to rear. Radiator.

Kitchen 11'10 x 6'11 (3.61m x 2.11m)

UPVC double glazed window to rear.

Utility Room 8'01 x 6'00 (2.46m x 1.83m)

UPVC double glazed door to rear.

Landing

Radiator. Storage.

Bedroom 1 12'07 x 10'11 (3.84m x 3.33m)

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

En Suite

UPVC double glazed window to side. Handwash basin. W.C. Shower.

Bedroom 2 10'05 x 8'10 (3.18m x 2.69m)

UPVC double glazed window to front. Radiator.

Bedroom 3 10'04 x 6'09 (3.15m x 2.06m)

UPVC double glazed window to rear. Radiator.

Bedroom 4 7'03 x 6'05 max x 4'06 (2.21m x 1.96m max x 1.37m)

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

Bathroom 6x 5'7 (1.83mx 1.70m)

UPVC double glazed window to rear. Wet room. W.C. Handwash basin.

Outside

Garage 15'09 x 8'02. Front and rear gardens. Lawn and patio.

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.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

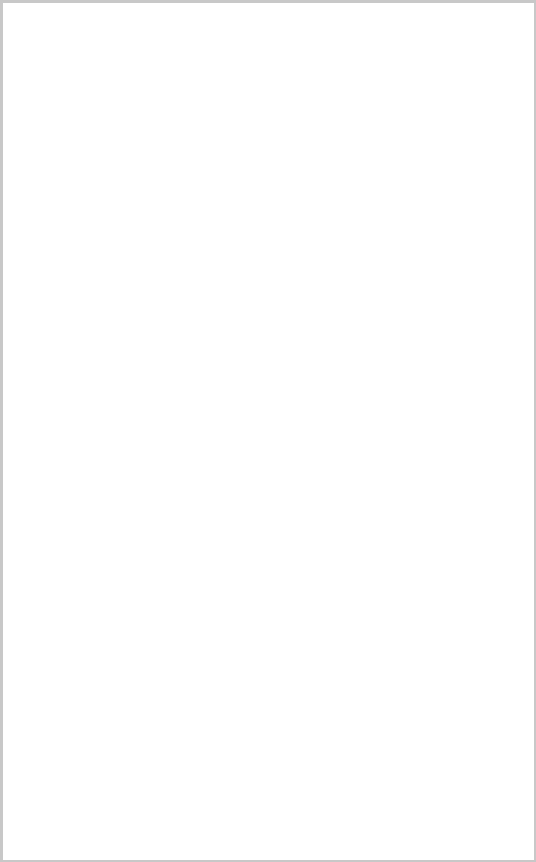
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

