



27 CARDIFF STREET, ABERDARE, CF44 7DP
TEL: 01685 878000 FAX: 01685 878000



36 Brook Street

, Aberdare, CF44 6YE

£149,950



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Brook Street in Aberaman, Aberdare, this spacious terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property is ideally located within easy walking distance of local shops and schools, making it perfect for families and professionals alike.

Upon entering, you are welcomed into a bright entrance hall that leads to a generous lounge/diner, providing an inviting space for relaxation and entertaining. The modern fitted kitchen is well-equipped, and the adjoining utility room adds practicality to daily living. A convenient downstairs w.c. enhances the functionality of the ground floor.

Upstairs, you will find two good-sized bedrooms. A large modern bathroom. Additionally, an attic provides extra versatility.

The outdoor space is equally impressive, featuring a rear garden complete with a raised decked seating area, superb views ideal for enjoying sunny afternoons. The garden also includes a further lawn and patio area, providing a lovely setting for outdoor gatherings. Access to a larger than average garage (30' x 14'1) adds to the convenience, offering secure storage for vehicles or additional belongings.

With gas central heating and double-glazed windows.

Entrance Hall

Storage cupboard. Radiator. Upvc double glazed front door.

Lounge/Diner

21'1 12'3 (6.43m x 3.73m)

Stairs to first floor. Under stairs storage cupboard. Radiator x 2. Upvc double glazed window to front aspect and patio doors to rear garden.

Utility Room

9'2 x 8'7 (2.79m x 2.62m)

Provision for plumbed in washing machine and dishwasher. Wall mounted gas boiler serving hot water and heating system. Radiator.

Downstairs W.C.,

Wash hand basin and w.c.,

Fitted Kitchen

10'1 x 9'3 (3.07m x 2.82m)

With a modern range of wall and base units incorporating stainless steel sink unit, gas hob and electric oven, extractor hood. Double glazed window to side aspect. Radiator.

Landing

Radiator

Bedroom 1

15'5 x 9'9 (4.70m x 2.97m)

Two double glazed windows to front aspect. Radiator.

Bedroom 2

9'3 x 10'5 (2.82m x 3.18m)

Radiator. Upvc double glazed window to rear aspect.

Modern Bathroom

10'2 x 9'8 (3.10m x 2.95m)

Modern suite in white comprising bath, vanity wash hand basin and w.c., chrome heated towel rail. Airing cupboard.

Attic

13'2 x 10'5 floor measurement (4.01m x 3.18m floor measurement)

2 x Velux window. Radiator.

Outside

Enjoying superb mountain views access to raised decked seating area with lower lawn and paved patio.

Double length Garage

30' x 14'1 (9.14m x 4.29m)

Remote control roller shutter door.

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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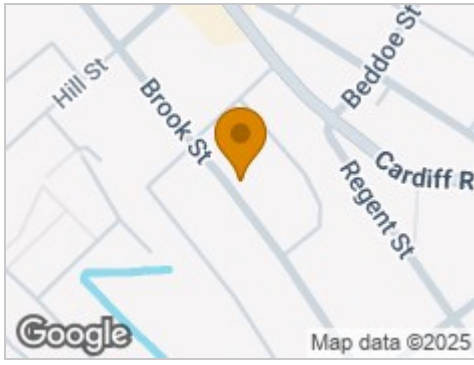
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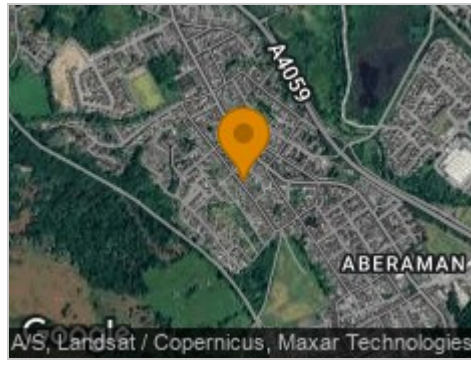
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Road Map



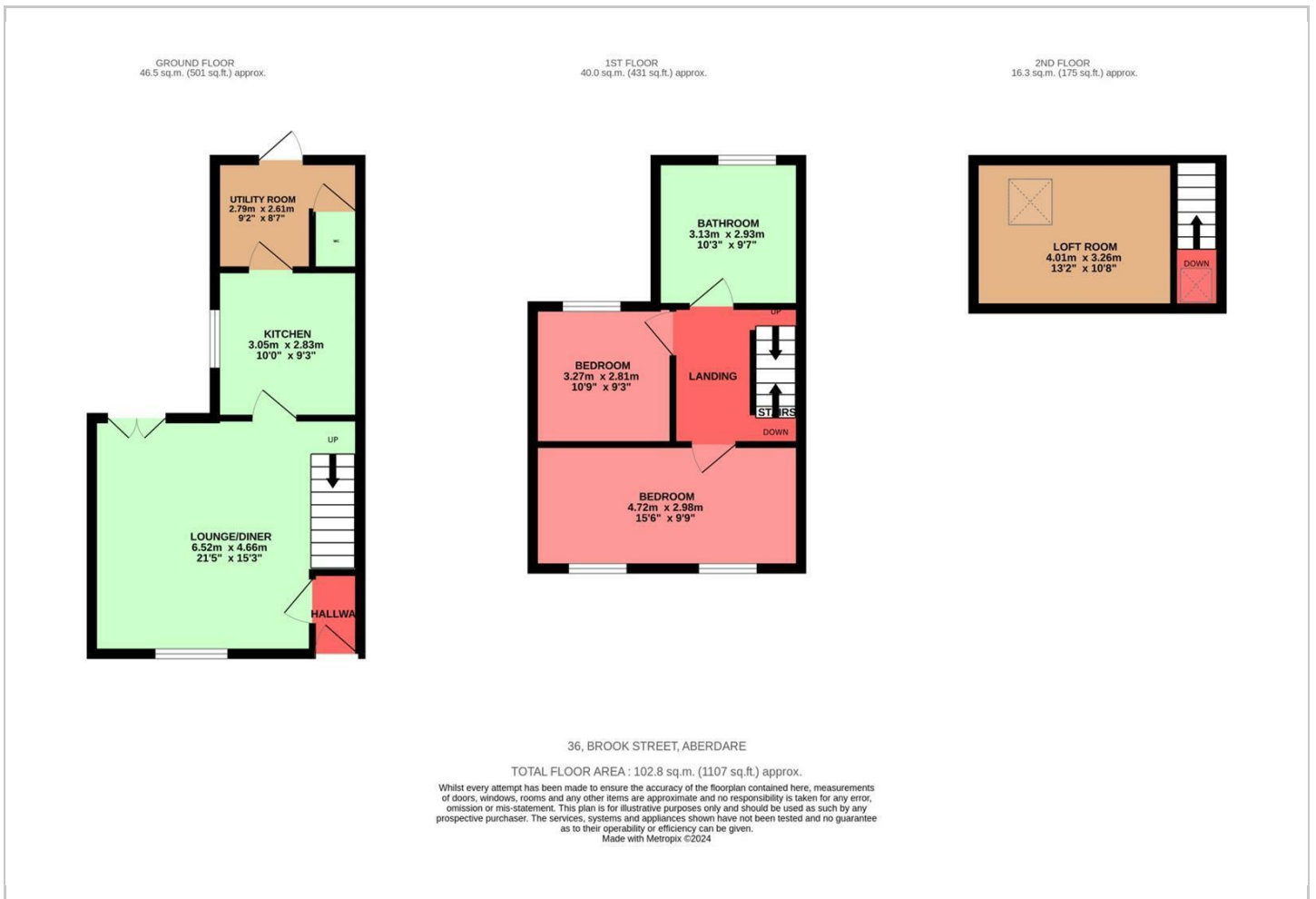
Hybrid Map



Terrain Map



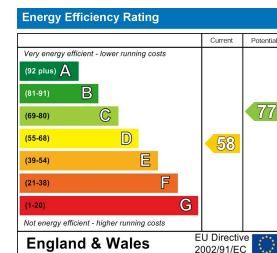
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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