



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Ffordd Y Coleg

Cwmdare, Aberdare, CF44 9BP

£335,000



Ffordd Y Coleg, Cwmdare, Aberdare, this modern four-bedroom detached family home, known as Mewslade, offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The well-presented sitting room provides a welcoming space for relaxation, while the well equipped fitted kitchen/diner is ideal for family meals and entertaining guests. The utility room and downstairs w.c. add to the practicality of this delightful home.

The first floor features a landing that leads to 4 generously sized bedrooms, ensuring ample space for family living. The family bathroom and en-suite shower room provide modern amenities for your convenience. Outside, the property boasts an attractive forecourt garden, complete with wrought iron fencing, enhancing its curb appeal. The rear garden is mainly laid to lawn, offering a perfect space for children to play or for hosting summer gatherings. With off-road parking for multiple vehicles and a garage, this home caters to all your parking needs.

Gas central heating and double-glazed windows ensure warmth and comfort throughout the year. The location is particularly advantageous, as it is within easy walking distance of Aberdare Park and the village of Trecynon, where you will find local schools and shops, making it an ideal choice for families.

This well-presented home is a wonderful opportunity for those seeking a spacious and modern family residence in a desirable area.



Entrance Hall

Stairs to first floor. Radiator. Doors to all principle rooms

Lounge 21'4 x 10'2 (6.50m x 3.10m)

Upvc double glazed window and patio doors to rear garden. 2 radiators. Double wall socket with USB charging points.

Downstairs Cloakroom

Modern suite in white comprising wash hand basin and w.c., radiator.

Fitted kitchen/Dining Room

With a modern range of wall and base units incorporating fridge/freezer, dishwasher, gas hob and electric oven, sink unit. Breakfast bar, 2 x radiators. Upvc double glazed window to front and rear aspect. Tiled floor. Larder cupboard.

Utility Room

Upvc double glazed window and door to rear garden. Wall mounted gas boiler. Provision for plumbed in washing machine. Radiator.

Landing

Radiator. Airing cupboard.

Main Bathroom

Upvc double glazed window to front aspect. Modern suite in white comprising bath wash hand basin and w.c., radiator.

Bedroom 1 10'5 x 13'1 (3.18m x 3.99m)

Upvc double glazed window to rear aspect. Double fitted wardrobe. Radiator.

Ensuite Shower Room 5'1 x 7'5 max into shower (1.55m x 2.26m max into shower)

With modern suite in white comprising wash hand basin, w.c., shower enclosure. Upvc double glazed window to rear aspect. Radiator.

Bedroom 2 12'7 x 7'9 (3.84m x 2.36m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 3 10'5 x 8'1 (3.18m x 2.46m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 4 8'6 x 8'6 (2.59m x 2.59m)

Upvc double glazed window to rear aspect. Radiator.

Outside

Entrance drive with ample off road parking to Garage with up and over door power and light connected. Enclosed rear garden with outside power point, water tap and lighting.

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.

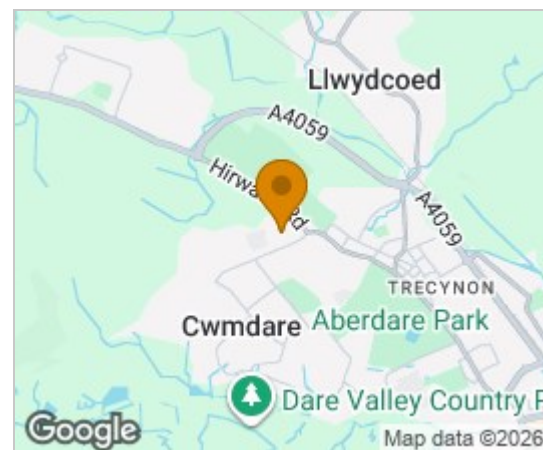
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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.

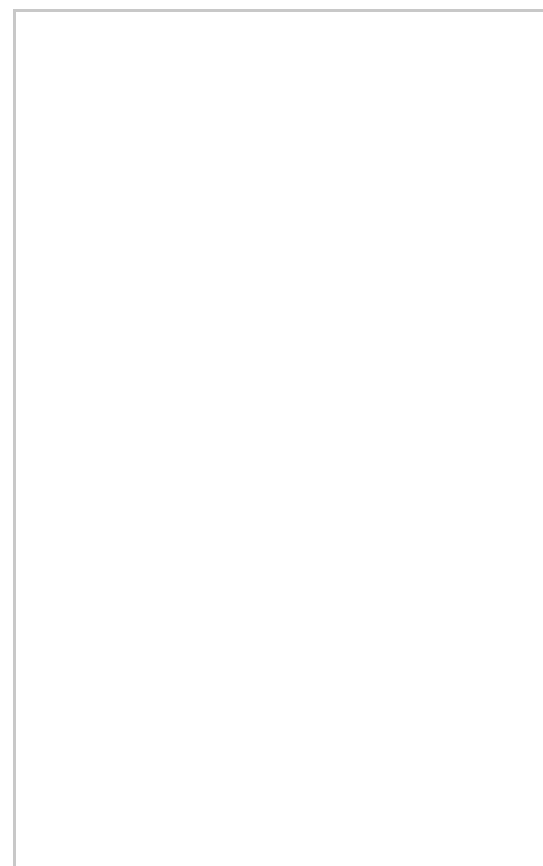
27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>

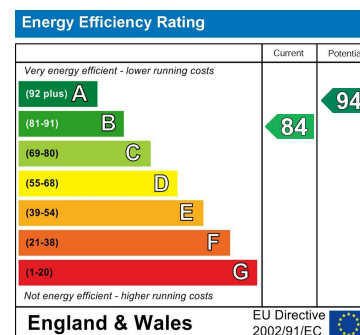
Area Map



Floor Plans



Energy Efficiency Graph



27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>