



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Commerce Place

, CF44 6SY

£97,995



\*\*\* NO ONWARD CHAIN\*\*\*

Welcome to this spacious end-terrace house located in the desirable area of Commerce Place. This spacious property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout qualities of this home is its excellent project opportunity. With a little imagination and effort, you can transform this property into your dream residence, tailored to your personal style and needs.

Situated close to local amenities, you will find everything you need within easy reach, including shops, schools, and parks, enhancing the convenience of daily life. This location not only offers practicality but also a sense of community, making it a wonderful place to call home.

Whether you are looking to invest or seeking a new place to live, this property presents a fantastic opportunity. Do not miss the chance to explore the potential that this end-terrace house has to offer.



### Entrance Porch

UPVC front door.

### Living Room 17'10 x 14'00 (5.44m x 4.27m)

UPVC double glazed window to front x2. Radiator.

### Kitchen 12'6 x 9'06 (3.81m x 2.90m)

UPVC double glazed window to rear. Radiator.

### Bathroom 8'09 x 6'10 (2.67m x 2.08m)

### Bedroom 1 17'09 x 14'01 (5.41m x 4.29m)

UPVC double glazed window to front x2. Radiator.

### Bedroom 2 19'10 x 9'04 (6.05m x 2.84m)

UPVC double glazed window to rear. Radiator.

### Outside

Rear garden. Storage shed x2.

### 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

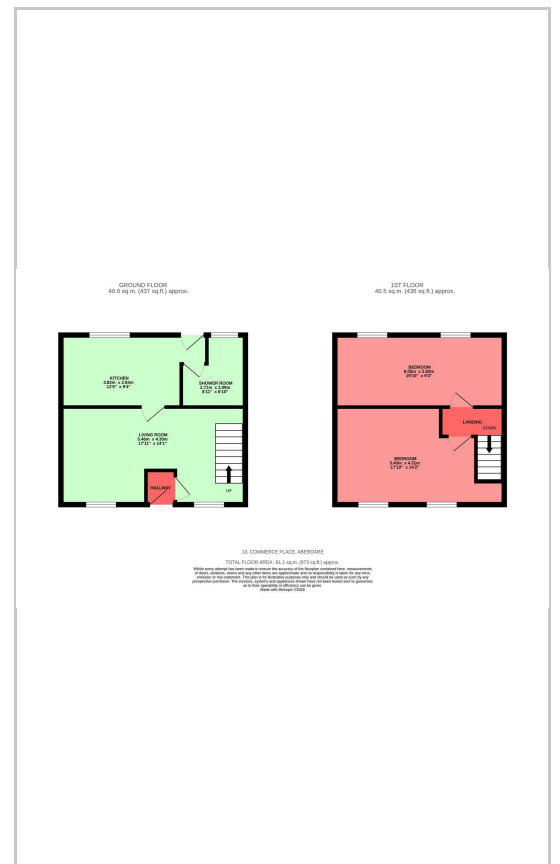
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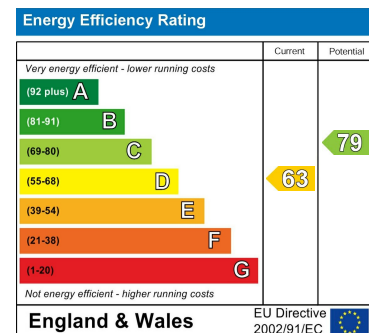
### Area Map



### Floor Plans



### Energy Efficiency Graph



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