



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Graig Terrace

Abercwmboi, Aberdare, CF44 6AH

**£169,000**



\*\* NO ONWARD CHAIN\*\*

Situated on Graig Terrace, Abercwmboi, this delightful semi-detached house offers a perfect blend of comfort and space. With a generous size, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining. The layout of the house is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The two bathrooms provide convenience for busy mornings and ensure that everyone has their own space.

The surrounding area of Abercwmboi is known for its community spirit and picturesque views, making it a lovely place to call home. With local amenities and transport links nearby, you will find everything you need within easy reach.



## Entrance Hall

UPVC double glazed door to front. Radiator.

## Living Room/ Kitchen Diner 22'00 x 15'11 (6.71m x 4.85m )

UPVC double glazed window to front and patio doors to rear. Electric fire. Radiator x2. Integrated oven and hob. Provisions for fridge/freezer/washer/dryer.

## Bathroom 8'09 x 5'05 (2.67m x 1.65m )

UPVC double glazed window to side. Bath. W.C. Handwash basin. Storage.

## Landing/ W.C.

W.C and handwash basin.

## Bedroom 1 11'07 x 7'02 (3.53m x 2.18m )

UPVC double glazed window to rear. Radiator.

## Bedroom 2 10'01 x 9'00 (3.07m x 2.74m )

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

## Bedroom 3 8'04 x 5'06 (2.54m x 1.68m )

UPVC double glazed window to rear. Radiator.

## Attic Room 14'10 x 11'00 (4.52m x 3.35m )

Skylights x2. Radiator.

## Outside

Patio. Decking. Lawn.

## 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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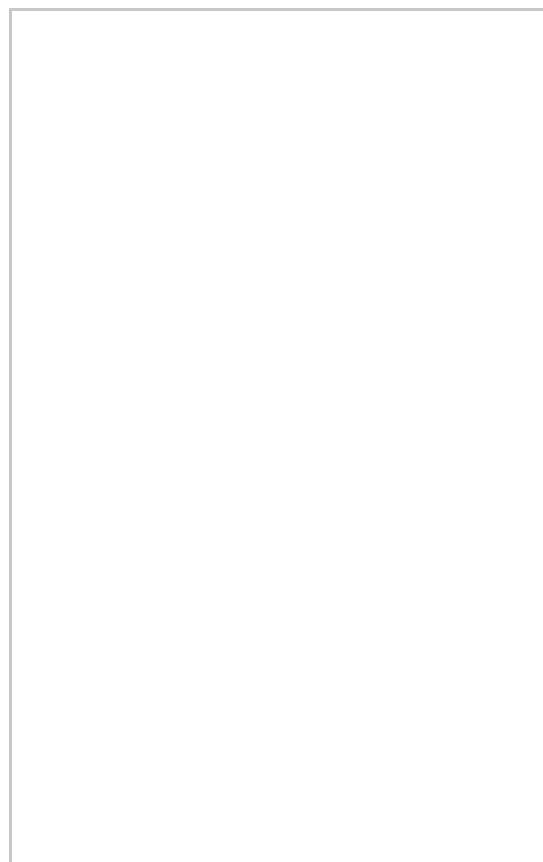
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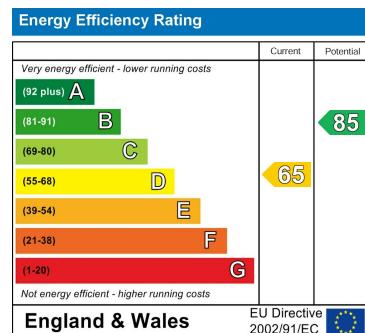
## Area Map



## Floor Plans



## Energy Efficiency Graph



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