



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

£315,000



Located in the desirable area of Maes Y Ffion, Llwydcoed, Aberdare, this charming detached house offers a perfect blend of comfort and style. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

One of the standout features of this property is the three generous bedrooms, providing convenience and comfort.

The south-facing garden is a delightful addition, offering ample sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months. It presents an excellent opportunity for al fresco dining, children's play, or simply unwinding in a tranquil setting.



Entrance Hall

Composite front door. Radiator.

Reception Room 13'10 x 12'07 (4.22m x 3.84m)

UPVC double glazed window to front. Radiator.

Dining Room 9'06 x 9'01 (2.90m x 2.77m)

UPVC double glazed window to rear. Radiator. Storage.

Kitchen 10'10 x 7'07 (3.30m x 2.31m)

UPVC double glazed window to rear. Integrated dishwasher/fridge/freezer. Electric oven with gas hob.

Utility Room

Wood door to rear. Sink. Provisions for washer/dryer.

Cloakroom

W.C. Handwash basin. Radiator.

Landing

Attic trap.

Bedroom 1 20'07 x 9'06 (6.27m x 2.90m)

UPVC double glazed window to front and rear. Radiator.

Walk-through Wardrobe

En Suite 6'01 x 4'08 (1.85m x 1.42m)

UPVC double glazed window to rear. Shower. W.C. Handwash basin. Heated towel rail.

Bedroom 2 11'08 x 10'07 (3.56m x 3.23m)

UPVC double glazed window to front. Radiator. Storage.

Bedroom 3 10'07 x 7'05 (3.23m x 2.26m)

UPVC double glazed window to rear. Radiator.

Bathroom 6'06 x 6'02 (1.98m x 1.88m)

UPVC double glazed window to rear. Freestanding bath. W.C. Heated towel rail. Vanity handwash basin.

Outside

Integrated garage with power and light. Driveway. Decking and grass lawn. Outside tap. Side access.

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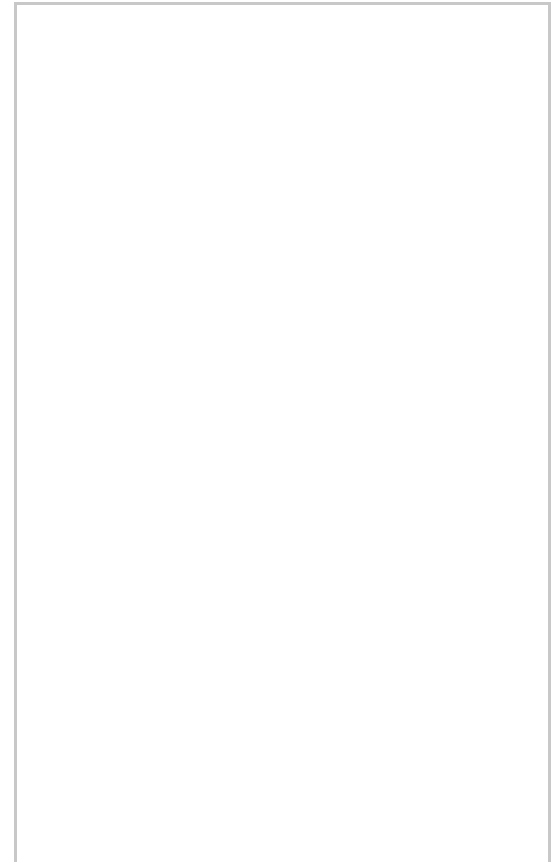
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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