MANNING
Estate Agents Limited

27 Cardiff Street, Aberdare, CF44 7DP
Tel: 01685 878000 Fax: 01685 878000

King Street

Aberaman, Aberdare, CF44 6UN

£159,995

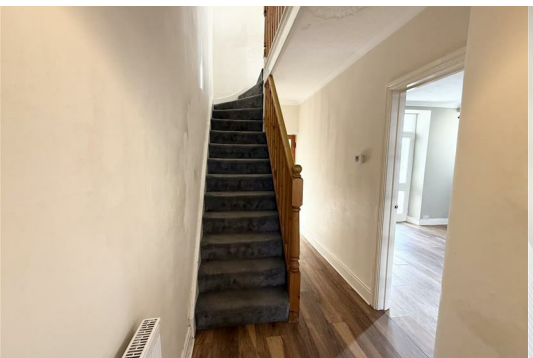
3 1 1 D

Situated on the charming King Street in Aberaman, Aberdare, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation.

One of the standout features of this home is its beautiful garden, it is a wonderful extension of the living area, providing a private retreat for family gatherings or quiet moments.

Location is key, and this property does not disappoint. It is situated within close proximity to local shops, ensuring that daily necessities are just a short stroll away. Families will appreciate the nearby school, making the morning school run a breeze. Additionally, the town centre is within walking distance, offering a variety of amenities, including cafes, restaurants, and recreational facilities.

This three-bedroom end-terrace house is not just a home; Whether you are a first-time buyer or looking to settle down in a friendly community, this property is well worth considering. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall
UPVC Front Door. Radiator x 1.

Reception Room
UPVC Double glazed window to front. UPVC doube glazed window to side x2. Radiators x2. Wood Burner.

Kitchen
UPVC Double Glazed to side. Radiator x1. Gas Hob / Ele oven. Storage.

Bathroom
UPVC double glazed to rear. Bath. Overhead shower. W/C. Hand Wash Basin. Rad x1. Heated towel rail x1.

Utility
UPVC double glazed windows to side and rear. UPVC double glazed door to rear. Provisions for washer and dryer.

Bedroom 1
UPVC Double glazed window to front x2. Radiator x1. Loft Hatch.

Bedroom 2
UPVC Double glazed window to rear. Radiator x1.

Bedroom 3
UPVC Double glazed window to side. Radiator x1.

Outside
Side access. Patio. Grass 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.

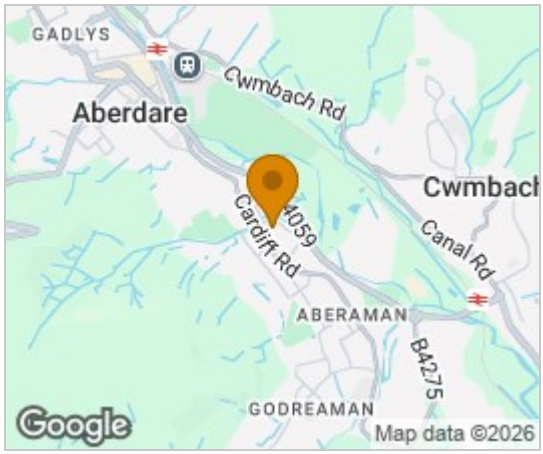
The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown 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.

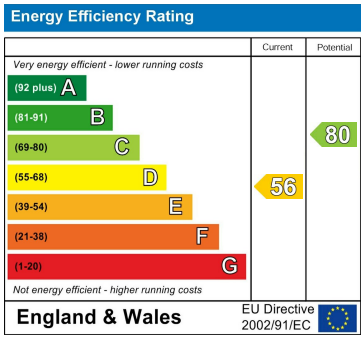
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

Area Map



Floor Plans

Energy Efficiency Graph



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