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## Aberthaw Road

£190,000

- Semi-detached
- Three bedrooms
- Bright & airy living room
- Modern kitchen
- Two-tired garden
- Communal car park
- Close to M4 - Junction 24
- EPC Rating: C



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## About the property

We are excited to present this delightful three-bedroom semi-detached property, offering spacious and versatile living ideal for families or professionals alike.

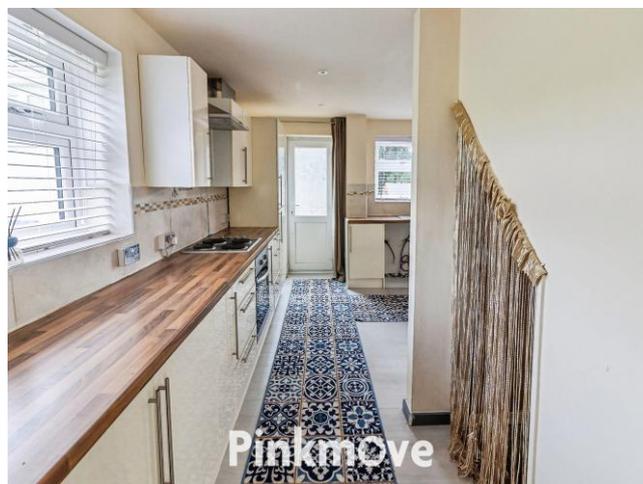
Upon entry, you are welcomed into a bright and inviting living room, complete with French doors that open directly onto the garden — perfect for relaxing evenings or entertaining guests. The modern, well-appointed kitchen provides ample space for cooking and dining, truly making it the heart of the home.

Upstairs, the property features three generously sized bedrooms — two comfortable doubles and a versatile single — each offering a peaceful retreat. A modern family bathroom serves the household with both convenience and style.

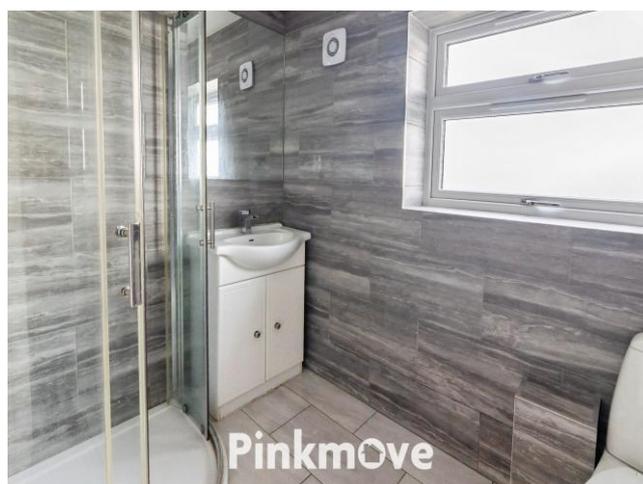
One of the standout features of this home is its attractive two-tier garden. The upper tier boasts a large decking area, ideal for al fresco dining and entertaining, while the lower tier offers a spacious green lawn — perfect for gardening or simply unwinding in the warmer months.

Additional benefits include communal parking, ensuring ease of access and peace of mind. The property is also ideally located for commuters, being close to M4 Junction 24, and offers convenient access to the popular Spytty retail park.

This property combines comfort, practicality, and charm — book your viewing today to fully appreciate what it has to offer!



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## Accommodation

### Kitchen

15' x 11' ( 4.57m x 3.35m )

Max

### Living Room

19' 7" x 11' 3" ( 5.97m x 3.43m )

Max

### Bedroom 1

10' 3" x 15' ( 3.12m x 4.57m )

Max

### Bedroom 2

9' 1" x 13' 6" ( 2.77m x 4.11m )

Max

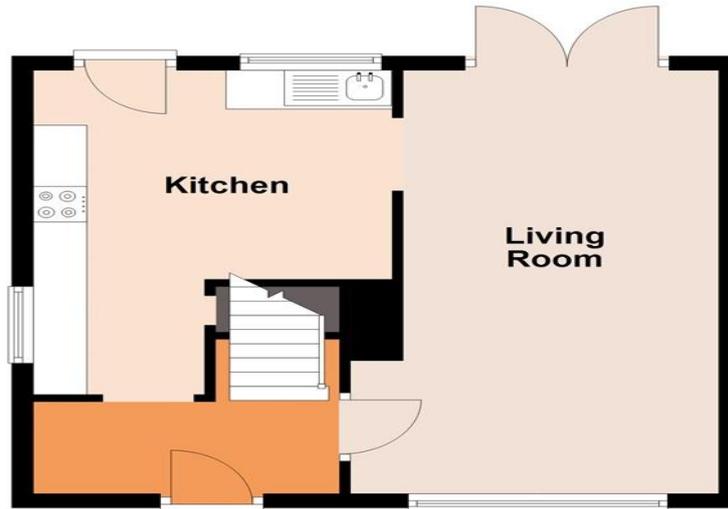
### Bedroom 3

10' 7" x 6' 4" ( 3.23m x 1.93m )

## Floorplan

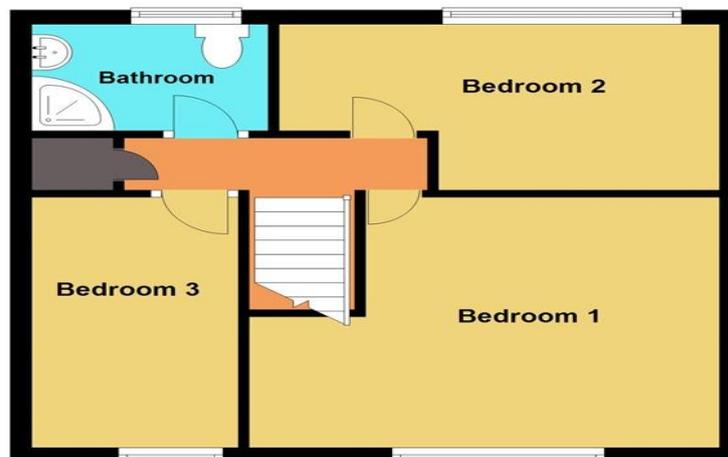
### Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)  
**254 Aberthaw Road**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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