



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Cemetery Road

Aberdare, CF44 8HT

£319,995



Situated on Cemetery Road in the charming town of Aberdare, this delightful detached house presents an excellent opportunity for those seeking a spacious family home with considerable potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you will find two inviting reception rooms that offer a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is designed to maximise comfort and functionality, making it a wonderful place to create lasting memories.

The property is set on substantial grounds, providing a private and tranquil environment, away from the hustle and bustle of everyday life. The outdoor space is perfect for gardening enthusiasts or for those who simply wish to enjoy the fresh air. Additionally, the ample parking space ensures convenience for residents and visitors alike.

With its prime location in Aberdare, this home is well-positioned to take advantage of local amenities, schools, and transport links, making it an ideal choice for families and commuters. This property is not just a house; it is a canvas awaiting your personal touch to transform it into your dream home. Do not miss the chance to explore the potential this property has to offer.



## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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