



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Gadlys Terrace

Aberdare, CF44 8AN

£319,995



Nestled in the charming area of Gadlys Terrace, Aberdare, this delightful end terraced house offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the detached garage, providing ample storage or the potential for a workshop, catering to various needs.

The location is truly exceptional, being just a stone's throw away from the vibrant town centre of Aberdare, where you can find a variety of shops, cafes, and amenities. For those who enjoy the outdoors, Aberdare Park is nearby, offering beautiful green spaces for leisurely strolls, picnics, or recreational activities.

This beautiful character property is full of charm and is ready to welcome its new owners. If you are looking for a home that combines convenience, character, and a fantastic location, this end terraced house in Gadlys Terrace is not to be missed.



### Entrance Porch

UPVC double glazed porch.

### Entrance Hall

UPVC Front door. 2 x radiator.

### Reception 1 16'00 x 14'01 (4.88m x 4.29m )

UPVC double glazed window to front. Rad x 2. Gas fire.

### Reception 2 12'08 x 12'05 (3.86m x 3.78m)

UPVC double glazed sliding patio doors to rear. 1 x rad.

### Conservatory 10'02 x 6'11 (3.10m x 2.11m )

UPVC double glazed conservatory.

### Kitchen 17'11 x 10'01 (5.46m x 3.07m )

UPVC double glazed window to side and rear. UPVC patio doors to rear. Rad x 1. Provisions for fridge/freezer/washer/dryer. Fireplace.

### Basement

With power and light.

### Landing

UPVC double glazed window to side. Attic Trap.

### Bedroom 1 14'00 x 12'07 (4.27m x 3.84m)

UPVC double glazed window. Radiator x1.

### Bedroom 2 15'00 x 11'04 (4.57m x 3.45m)

UPVC double glazed window x2. Rad x1.

### Bedroom 3 10'05 x 7'09 (3.18m x 2.36m )

UPVC double glazed window. Rad x1.

### Bedroom 4 10'07 x 8'03 (3.23m x 2.51m)

UPVC double glazed window. Rad x1.

### Bathroom 9'05 x 7'06 (2.87m x 2.29m)

Stained glass window to side x2. Shower. Bath. W.C. Hand wash basin. Radiator.

### Outside

Detached garage with roller shutter, power and light. Side and rear access. Patio and 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.

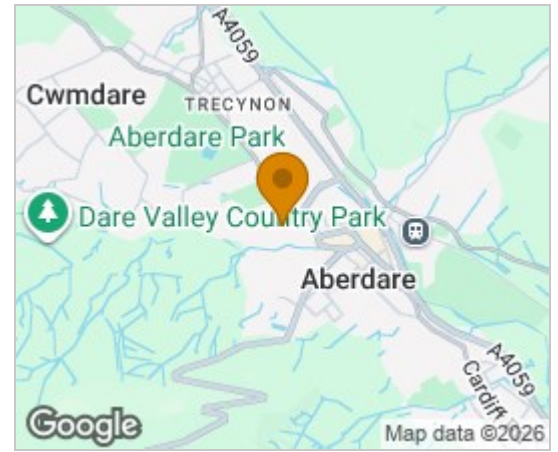
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

