MANNING
Estate Agents Limited

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



# Tan Y Bryn Gardens

## Llwydcoed, Aberdare, CF44 0TQ

£319,995

3 1 1

Nestled in the charming area of Tan Y Bryn Gardens, Llwydcoed, Aberdare, this delightful detached 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 house features a spacious reception room that welcomes you with warmth and light, creating an inviting atmosphere for both relaxation and entertaining.

The heart of the home is undoubtedly the kitchen diner, which boasts a lovely bay window, allowing natural light to flood the space. This area is perfect for family meals or gatherings with friends, providing a sociable environment for all. The property also includes a well-appointed bathroom, ensuite and downstairs W/C, ensuring that all your needs are met.

Outside, you will find a generous flat garden, offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from a garage and ample parking for up to four cars, making it convenient for families with multiple vehicles or guests.

This home in Llwydcoed is not just a property; it is a place where memories can be made. With its desirable location and thoughtful features, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming house your new home.





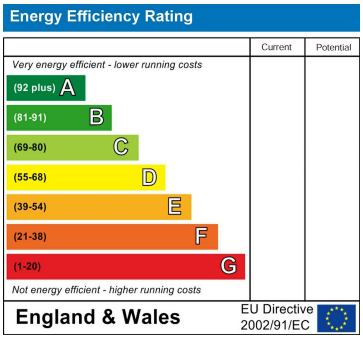


## Area Map




## 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