MANNING
Estate Agents Limited

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

# North Avenue

## Gadlys, CF44 8BB

**£165,000**

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Located in the charming area of Gadlys, North Avenue presents a delightful opportunity to acquire a well-appointed end terrace house. This property boasts three spacious bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office.

The end terrace design offers added privacy and a sense of space, while the location provides a friendly neighbourhood atmosphere. Residents will appreciate the convenience of nearby amenities, including shops, schools, and parks, all within easy reach.

Inside, the house is designed to maximise comfort and functionality, with ample natural light flowing through the living spaces. The layout is perfect for both relaxation and entertaining, ensuring that every corner of the home is utilised to its fullest potential.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely end terrace house your new home.

## Lounge 13'9'0" x 18'9'0"
Upvc double glazed window to front aspect, Fire surround with multi fuel stove. Radiator. Laminated floor. Stairs to first floor.

## Dining room 10'0" x 12'7'0"
Radiator. Upvc double glazed window to rear aspect.

## Fitted kitchen Lshaped 8'3'0" x 20'6'0" max 8'6'0" min
Modern range of wall and base units incorporating stainless steel sink unit, electric hob and oven. Extractor hood. Provision for plumbed in washing machine. Tiled splash back areas. Laminated floor. Upvc double glazed window to rear aspect. Wall mounted gas boiler serving hot water and heating system.

## Sun room 9'0" x 9'8'0"
Upvc double glazed patio doors to rear garden.

## Landing

## Modern Bathroom L shaped 8'3'0" max 4'10" min x 20'0"
Modern white suite comprising fitted base units, vanity unit, corner bath, w.c., shower cubicle. Radiator. Upvc double glazed window to rear and side aspect. Laminated floor. Tiled walls.

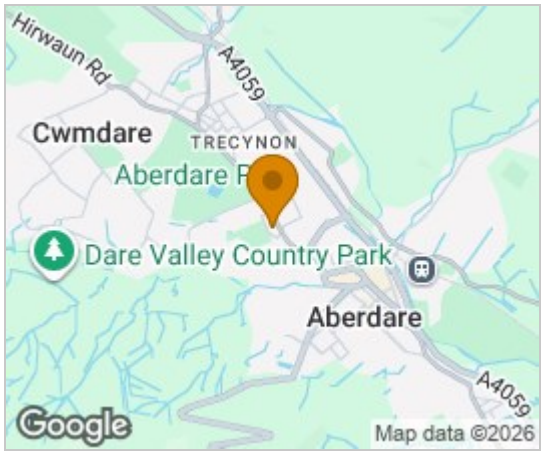
## Bedroom 1 10'10'0" x 14'0"
Upvc double glazed window to rear aspect. Radiator.

## Bedroom 2 14'0" x 9'0" (4.27 x 2.74)
Upvc double glazed window to front aspect. Laminated floor.

## Bedroom 3 11'6'0" x 10'0" max 7'0" min
Upvc double glazed window to front aspect. Laminated floor. Radiator.

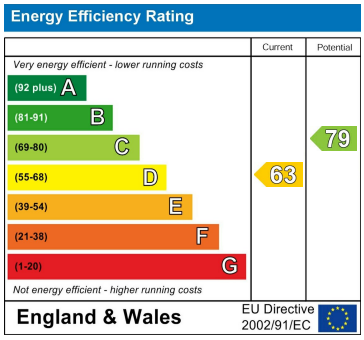
## Outside
Side access to enclosed rear garden with large wooden garden shed, power and light connected. Outside power. Paved patio area.

## Area Map




## Floor Plans

## Energy Efficiency Graph

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Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk