



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Blaen Wern

Cwmdare, Aberdare, CF44 8SD

£189,995



\*\*\* NO ONWARD CHAIN\*\*\*

Located in the charming area of Blaen Wern, Cwmdare, Aberdare, this semi-detached house presents an excellent opportunity for those seeking a family home in a desirable location. Boasting two generous reception rooms, this property offers ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking for extra room to accommodate guests or create a home office.

The property features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this home is the spacious driveway, providing parking for up to four vehicles, a rare find in many residential areas.

Situated just a stone's throw away from the country park, offering breathtaking views and a wonderful setting for leisurely walks, allowing residents to enjoy the natural beauty of the area.



### Entrance Hall

UPVC door to front. Radiator.

### Living Room 15'06 x 14'02 (4.72m x 4.32m)

UPVC double glazed window to side and rear. Radiator x2. Storage.

### Conservatory

UPVC conservatory to rear.

### Kitchen 9'03 x 7'11 (2.82m x 2.41m)

UPVC double glazed window to front. Provisions for washer/dryer/fridge/freezer.

### Landing

Attic trap. Storage.

### Bedroom 1 14'02 x 8'05 (4.32m x 2.57m)

UPVC double glazed window to front x2. Radiator. Storage.

### Bedroom 2 10'08 x 7'07 x 5'09 (3.25m x 2.31m x 1.75m)

UPVC double glazed window to rear. Radiator

### Bedroom 3 9'01 x 8'01 (2.77m x 2.46m )

UPVC double glazed window to rear. Radiator

### Bathroom 6'07 x 5'06 (2.01m x 1.68m)

UPVC double glazed window to side. Radiator. Bath with overhead shower. W.C. Handwash basin.

### Outside

Detached garage. Driveway. Front and rear gardens.

### 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

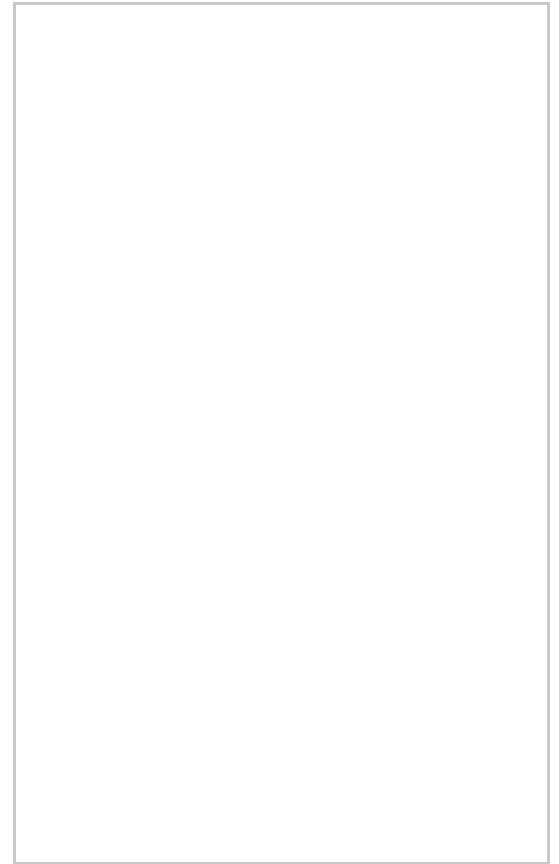
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information 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

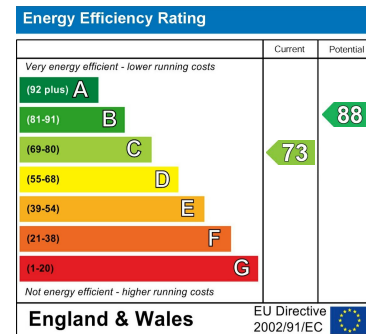
## Area Map



## 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 firm's 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>