MANNING
Estate Agents Limited

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Little Wind Street

Aberdare, CF44 7EU

£210,000

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Situated in the heart of Aberdare on Little Wind Street, this charming terraced house presents an excellent opportunity for those seeking a spacious and well-presented family home.

Boasting three generously sized bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout of the house is designed to maximise space and light, creating a comfortable living environment.

One of the standout features of this property is the extensive sun-filled garden, which is beautifully designed with artificial grass and a composite decking area ensuring a low-maintenance outdoor space that remains vibrant all year round. The garden boasts a summer house, perfect for enjoying sunny afternoons or hosting guests.

Entrance Hall
UPVC front door. Radiator.

Living Room/ Diner 21'06 x 10'11 (6.55m x 3.33m)
UPVC double glazed window to front. 2 Radiator's. Solid oak double doors to rear.

Kitchen/Utility Room 15'02 x 12 (4.62m x 3.66m)
UPVC door to rear. Double glazed lantern skylight. Gas cooker. integrated oven. Integrated Fridge Freezer. Provisions for washing machine. Tiled floor.

Bathroom 8'09 x 8'03 (2.67m x 2.51m)
UPVC double glazed window to rear. Bath. Separate shower. Tiled floor. Radiator and heated towel rail. Vanity unit. Wall mounted vanity unit with handwash basin.

Landing
Attic trap. Attic is boarded and carpeted.

Bedroom 1 16'05 x 13'11 max x 9'09 min (5.00m x 4.24m max x 2.97m min)
Two UPVC double glazed window's to front. Walk-in wardrobe. Master bedroom was originally 2 bedrooms. Radiator.

Bedroom 2 9'01 x 8'09 (2.77m x 2.67m)
UPVC double glazed window to rear. Fitted wardrobes. Radiator.

Bedroom 3 12'05 x 8'11 (3.78m x 2.72m)
UPVC double glazed window to rear. Fitted wardrobe. Radiator.

Outside
Summer house with light and power. Side and rear access to property. Artificial grass .Patio. Composite decking area.

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.

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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.

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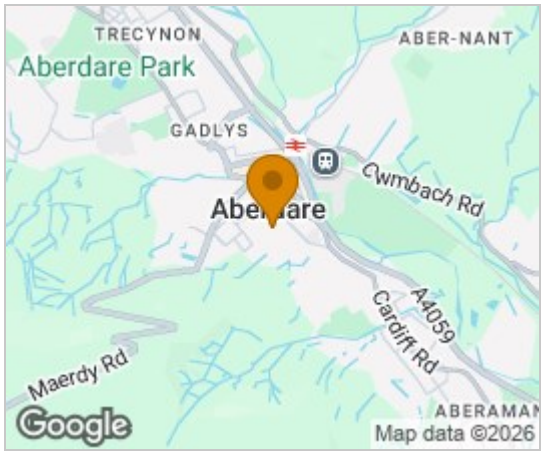
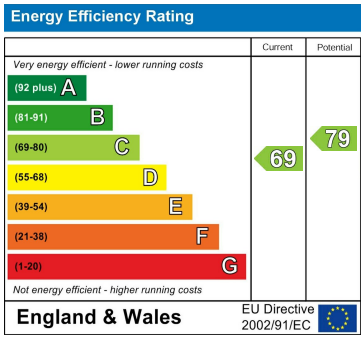
Area Map



Floor Plans

Energy Efficiency Graph



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