



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Llewelyn Street

Aberdare, CF44 8HU

Offers Over £229,500



Nestled on Llewelyn Street in the charming town of Aberdare, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts two modern bathrooms, ensuring convenience for all residents. Each room is designed with a focus on spaciousness, allowing for a comfortable living experience. The property has been thoughtfully maintained, showcasing a delightful aesthetic that is sure to impress.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or looking to upgrade, this semi-detached house on Llewelyn Street is a wonderful opportunity not to be missed. Come and experience the charm and spaciousness of this lovely property for yourself.



Entrance Hall

UPVC front door. Radiator.

Reception Room 1 21'02 x 9'01 (6.45m x 2.77m)

UPVC double glazed bay window to front. Radiator.

Kitchen 16'00 x 10'04 (4.88m x 3.15m)

UPVC door to side. Skylight. Provisions for fridge/freezer and cooker.

Utility Room

Provisions for washing machine/dryer.

Downstairs WC

UPVC double glazed window to side. WC. Handwash basin. Storage.

Landing

Attic trap. Radiator.

Bedroom 1 15'06 x 10'00 (4.72m x 3.05m)

UPVC double glazed window to front x2. Radiator.

Bedroom 2 10'08 x 9'04 (3.25m x 2.84m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 17'07 x 10'09 x 7'04 (5.36m x 3.28m x 2.24m)

UPVC double glazed window to rear. Radiator.

Bathroom

UPVC double glazed window to rear. Bath. Shower over bath. Handwash basin. Vanity unit.

Outside

Grass lawn. Patio. Side access.

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

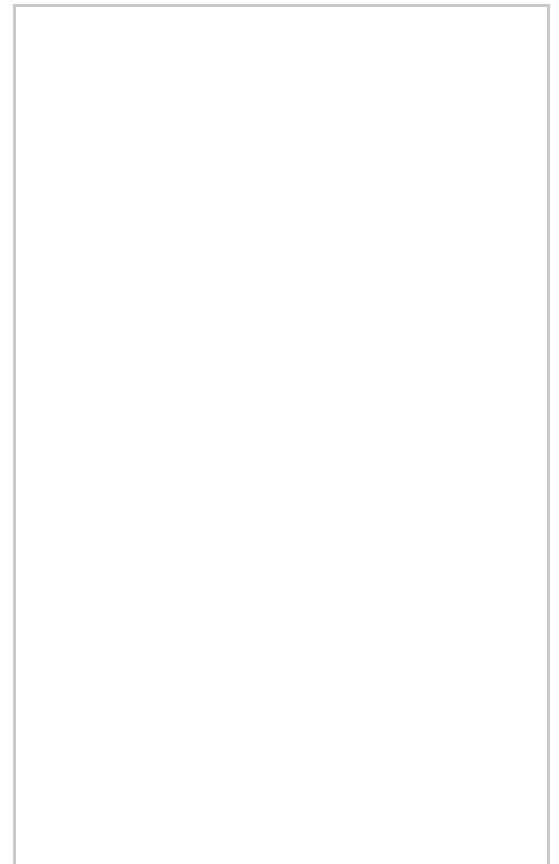
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

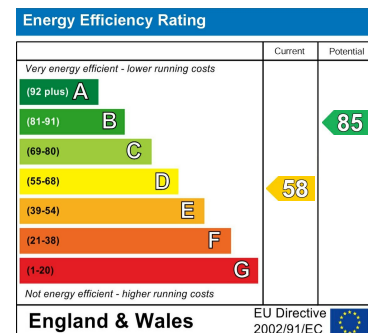
Area Map



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>