



7 Cymric Close, Aberdare, CF44 9LH
£224,995

Manning
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** GARDENERS DELIGHT ** EXCEPTIONALLY WELL PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY ** LARGE WELL PRESENTED PRIVATE LAWNED GARDENS WITH EXTENSIVE DECKED AND PAVED PATIO SUMMERHOUSE** SMALL CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF HIRWAUN ** CONSERVATORY STYLE KITCHEN/DINER ** LOUNGE WITH LOG BURNING STOVE** MODERN SHOWER ROOM ** 3 BEDROOMS ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING **

£224,995



ENTRANCE HALL

Stairs to first floor. Laminate floor. Composite front door. Radiator.

LOUNGE

11'6" x 22' (3.51m x 6.71m)

Laminate flooring. Upvc double glazed window and patio doors. Log burning stove. Column radiator.

FITTED KITCHEN/DINER

14'2" x 8' min 15'7" max (4.32m x 2.44m min 4.75m)

Modern wall and base units incorporating electric hob and oven, extractor hood, island with seating area. Upvc double glazed windows and patio doors to rear garden. Vertical modern radiator. Provision for plumbed in washing machine and dishwasher. Wall mounted gas boiler serving hot water and heating system.

MODERN SHOWER ROOM

With modern suite in white comprising vanity wash hand basin, w.c., shower cubicle, chrome heated towel rail. Upvc double glazed window to side aspect. Tiled walls and floor.

Landing

Bedroom 1

10'3" x 14'10" (3.12m x 4.52m)

Radiator. Upvc double glazed window to front aspect. Wardrobes to remain. Carpet to floor.

Bedroom 2

9' x 11'3" (2.74m x 3.43m)

Radiator. Upvc double glazed window to rear. Carpet to floor.

Bedroom 3

8'5" x 8'3" (2.57m x 2.51m)

Radiator. Upvc double glazed window to rear aspect. Carpet to floor.

Outside

Entrance drive with ample off road parking gives access to hard standing with further parking. Side access to large well presented lawn gardens, excellent size decked and paved outdoor eating and seating area, greenhouse, garden storage shed and substantial summerhouse. Tucked away is a further large enclosed garden ideal for vegetable plot or children's play area. Outside lighting, tap and electric point.





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