



Hafan Deg, Gwawr Street, Aberdare, CF44 6YP

£195,000 Freehold

New Build Property • Beautifully Presented • Open-plan Kitchen/Living Area • Modern Bathroom and Cloakroom
• Rear Garden and Off Road Parking



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A beautifully presented, three bedroom, semi-detached new-build property to the outskirts of Aberdare. The accommodation comprises an entrance hall leading to a cloakroom/W.C., the kitchen has a range of wall and base storage units, integrated fridge/freezer, electric hob, extractor fan and space for a washing machine. The kitchen is open-plan to the reception room and benefits French doors to the rear garden. To the first floor via a staircase having a glass balustrade leading to the landing where there is access to the loft space. Three bedrooms, the master having a storage cupboard, and modern bathroom having shower over the bath and vanity wash hand basin. To the side of the property is a driveway leading to the rear garden. The garden has fenced boundaries and is laid to patio and lawn, outside light. Further benefits include smoke alarms and sprinkler system, modern slate-grey double glazing. The property is situated opposite the local primary school and has convenient access to the local amenities to include bus and train stations approximately 1 mile away.



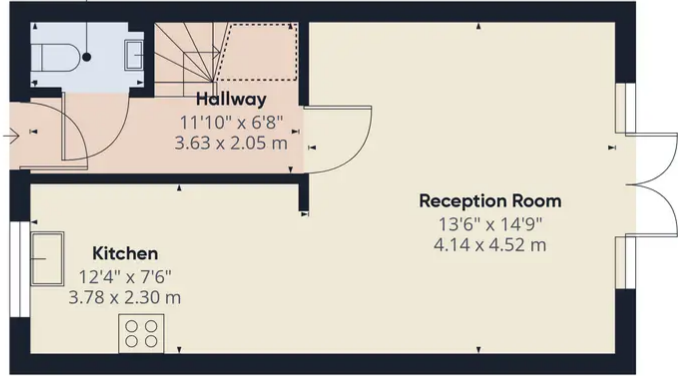
Tenure: Freehold

Energy Efficiency Rating: B

Council Tax Band - To be Determined



WC
5'1" x 3'1"
1.56 x 0.94 m

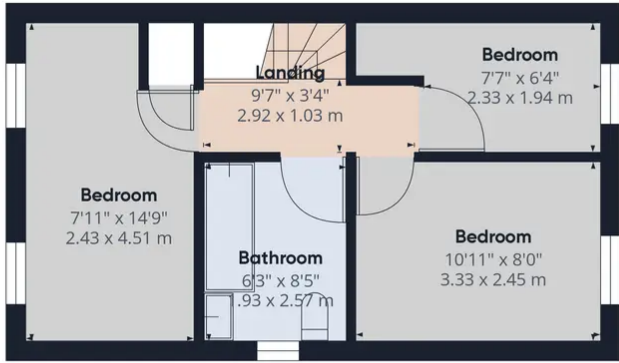


Ground Floor



Approximate total area[¶]
727.04 ft²
67.54 m²

Reduced headroom
8.62 ft²
0.8 m²



Floor 1

Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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