



## 37 Parc Aberaman, Aberaman, CF44 6EY

Offers in the Region of - £235,000 Freehold

Semi-Detached Property • Three Bedrooms • Sought After Village Location • Low-Maintenance Rear Garden •  
Allocated Parking



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A well-presented, semi-detached property in the sought after village of Aberaman and being conveniently located for the local amenities. The accommodation comprises an entrance hallway, ground floor cloakroom/W.C., reception room having a storage cupboard and kitchen/diner having a range of wall and base storage units, gas hob, electric oven, integrated fridge/freezer and French doors leading to the rear garden. To the first floor are three bedrooms and bathroom having shower over the bath. The rear garden is low-maintenance and is laid mainly to artificial lawn, a side pathway gives access to the front of the property where there are two allocated parking spaces. Further benefits include a gas central heating system and far-reaching views. Early viewing is highly recommended.

Agents note: We are advised the loft space is boarded and has a power supply.



Council Tax band: D

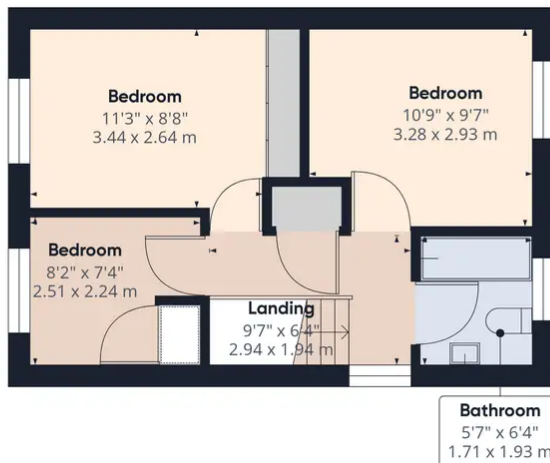
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
762.38 ft<sup>2</sup>  
70.83 m<sup>2</sup>

(1) Excluding balconies and terraces

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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