



17 Craig-y-Darren, Aberdare, CF44 8PY

£270,000 Freehold

Highly Sought After Village Location • Garden Room/Home Office • Close to Local Schools and Shops • Gas Central Heating System • Double Glazing



26 Whitcombe Street, Aberdare, Rhondda Cynon Taff, CF44 7AU
Tel: 01685 886086 Email: aberdare@bidmeadcook.co.uk
www.bidmeadcook.co.uk

A well-presented, three bedroom, semi-detached property having superb views over the valley and being situated in the sought after village of Cwmdare. The accommodation comprises an entrance hallway, ground floor W.C./cloakroom, reception room, sunroom, kitchen and dining area with patio doors to the rear garden. To the first floor are two double bedrooms and one single bedroom (the master having a separate shower) and bathroom. To the second floor is an attic room.

To the front of the property is a driveway providing off road parking for three cars, low maintenance garden being mainly laid to patio and gravel. The rear garden is mainly laid to lawn, having established trees and shrubs and a home office/garden room with double glazed French doors, power supply and underfloor heating. From the rear garden superb views can be enjoyed.



Council Tax band: C

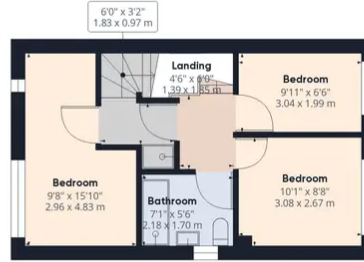
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1311.88 ft²
121.88 m²

Reduced headroom

105.25 ft²
9.78 m²

(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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