



## 15 Beechwood Avenue, Aberdare, CF44 8BP

£234,950 Freehold

Semi-Detached Property • Sought After Location • Three Bedrooms • Kitchen/Dining Room • First Floor Bathroom and Ground Floor W.C. • Front and Rear Gardens • Garden Room/Home Office • Off Road Parking • Early Enquiries Recommended



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A well-presented, three bedroom, semi-detached property in the popular location of Cwmdare having a local school and further local amenities.

The accommodation comprises an entrance porch, entrance hall, ground floor W.C., kitchen/dining room and lounge having patio doors leading to the rear garden. To the first floor are three bedrooms, two of which being double, and a bathroom having a shower over the bath. Further benefits include a combi-gas central heating system and double glazing.

To the front of the property is a driveway providing off road parking for several vehicles, a paved area and flower borders. To the rear, the garden is mainly lawned and benefits a patio seating area, greenhouse and garden room/ home office having a storage shed attached.

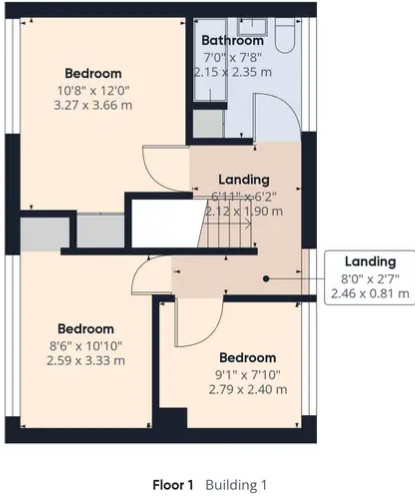
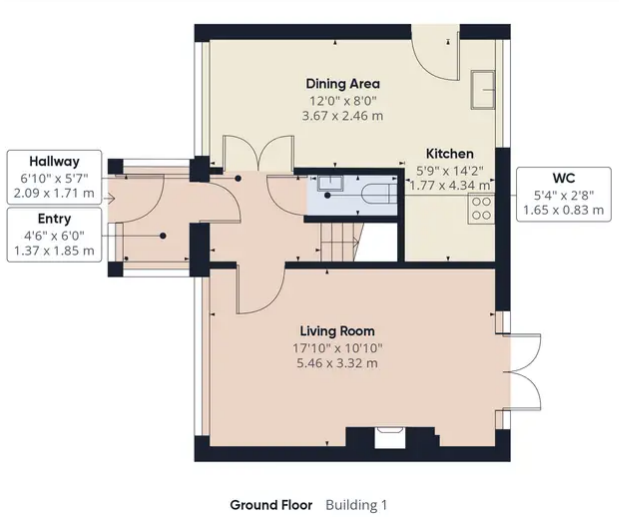


Council Tax band: C

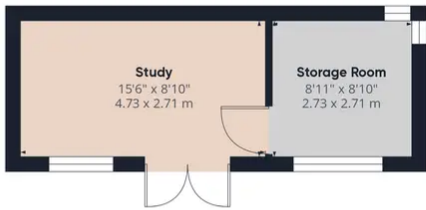
Tenure: Freehold

Energy Efficiency Rating: D





Approximate total area<sup>(1)</sup>  
1122.05 ft<sup>2</sup>  
104.24 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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