



Aberdare, CF44 0SU
£279,995

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****EXCEPTIONALLY WELL PRESENTED ** SPACIOUS, ESTABLISHED DETACHED BUNGALOW ** TUCKED AWAY POSITION MUCH SOUGHT AFTER LOCATION ** SEMI RURAL LOCATION WITHIN EASY ACCESS OF LOCAL SCHOOLS, ABERDARE GOLF COURSE AND EXCELLENT COUNTRY WALKS ** 5 MINUTE DRIVE OF LOCAL RAILWAY STATION, LEISURE CENTRE AND TOWN CENTRE ** 3 RECEPTION ROOMS ** RECENTLY FITTED SHAKER STYLE KITCHEN* * BATHROOM ** 2 DOUBLE BEDROOMS ** ATTIC ROOM ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS ** MULTIPLE OFF ROAD PARKING ** EXCELLENT MATURE GARDENS IDEAL FOR KEEN GARDENERS ** GARAGE** HOUSE ALARM ****

Situated in a secluded rural location, yet within reach of Aberdare, the A470 to Cardiff and the A465 to Swansea and Brecon Beacons National Park. The property is on the outskirts of Abernant, a sought after residential village. Communications and local facilities are excellent with very comprehensive shopping centres at Aberdare and Merthyr Tydfil. Access to Cardiff by both rail and road with a park and ride facility which provides a

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Hallway

Wooden floor. Radiator. UPVC front door. Stairs to first floor. Coloured composite front door.

Lounge

12'01" x 14'04" (3.68m x 4.37m)

Ornate decorative cast iron fire. UPVC double glazed bay window to front aspect. Radiator x 2. Wall light points.

Middle Sitting Room

12'06" x 10'04" (3.81m x 3.15m)

Attractive cast iron working coal fire. Double doors. Radiator.

Fitted Kitchen

11'03" x 8'01" (3.43m x 2.46m)

Newly fitted shaker style modern wall and base units incorporating Quartz worktop surfaces, wine cooler, gas hob and double oven/combi micro, integrated fridge/freezer, dishwasher and washing machine. Extractor hood. Under floor heating. Tiled floor. UPVC double glazed window to rear aspect.

Dining Room

11'01" x 7'08" (3.38m x 2.34m)

UPVC double glazed patio doors and windows. Radiator. Tiled floor. 2 wall light points.

Bedroom 1

14'06" x 9'08" (4.42m x 2.95m)

Under stairs storage cupboard. Radiator. UPVC double glazed bay window.

Bedroom 2

10'04" x 9'10" (3.15m x 3.00m)

UPVC double glazed window to rear. Radiator.

Bathroom

Modern suite in white comprising Wash hand basin. Bath. W.C. Tiled floor. Tiled walls. Shower over bath. UPVC double glazed window to rear. Heated towel rail.

Attic Room

9'08" x 26'03" (2.95m x 8.00m)

Radiator x 2. Eaves storage. 3 x velux windows.

Outside

Well stocked and mature front garden with a variety of shrubs and plants with side access to enclosed rear garden with raised decked seating area, paved patio and lawn. Garage with power and light connected. (23ft x 10ft)





N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

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