



79 Llangorse Road, Aberdare, CF44 0LD  
£144,500

**Manning**  
Estate Agents  
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\*\* NO ONWARD CHAIN \*\* WELL ESTABLISHED 3 BEDROOM SEMI-DETACHED FAMILY HOUSE \*\* PLEASANTLY SITED IN ELEVATED POSITION WITH EXCELLENT VIEWS TO FRONT ASPECT \*\* GREAT SIZE REAR GARDEN \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\* DRIVE WITH OFF ROAD PARKING \*\* \*\* HALLWAY \*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\* UTILITY ROOM \*\* UPSTAIRS MODERN BATHROOM \*\* 3 BEDROOMS \*\* EARLY VIEWING RECOMMENDED \*\*

Situated on the much sought after residential development of Pant Farm within easy walking distance of local school, shops and great country walks.

**£144,500**



### Hallway

Stairs with under stairs storage. Radiator. UPVC double glazed door to front. Stairs to first floor

### Lounge/Diner

12'6 max x 20' (3.81m max x 6.10m)

Modern Gas fire with modern surround. UPVC patio sliding doors. Radiator. UPVC window to front.

### Fitted Kitchen

8'5 x 9'1 (2.57m x 2.77m)

Radiator. UPVC double glazed window to side. Tiled splash back. Cooking by electric. With a modern range of wall and base units. Sink unit.

### Utility room/Rear Porch

3'6 x 8'7 (1.07m x 2.62m)

Provision for washing machine. UPVC double glazed windows and doors.

### Landing

UPVC double glazed window to side.

### Modern Bathroom

Modern suite in white comprising Bath. Wash hand basin. W.C. Radiator. Tiled splash backs. UPVC double glazed window to rear. Storage cupboard.

### Bedroom 1

13' x 10' (3.96m x 3.05m)

Radiator. UPVC double glazed window to front.

### Bedroom 2

6'8 x 11'8 (2.03m x 3.56m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3

5'7 min 8'6 max x 10' (1.70m min 2.59m max x 3.05m)

Radiator. UPVC double glazed window to front. Gas Combi boiler serving hot water and heating system.. Fitted cupboard.

### Outside

Set back off the road with front garden laid to lawn. Entrance drive with ample off road parking. Excellent size rear garden mainly laid to lawn well stocked with a variety of shrubs and plants.







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