



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Heol Y Deri

Aberdare, CF44 0BP

£269,995



\*\*\*\*\* NO ONWARD CHAIN\*\*\*\*\*

\*\*\* 3 BEDROOM DETACHED PROPERTY WITH GARAGE AND DRIVEWAY \*\*\*

Heol Y Deri, Aberdare, this immaculate three-bedroom detached house offers a perfect blend of modern living and comfort. Entrance drive that provides off-road parking, ensuring convenience for you and your guests, garage with power and light connected.

Upon entering, you will find a welcoming entrance hall that leads to a thoughtfully designed downstairs w.c. The spacious sitting room is perfect for relaxation, while the modern fitted kitchen/diner is ideal for entertaining family and friends. The highlight of the ground floor is undoubtedly the expansive conservatory, which overlooks the well maintained gardens, creating a serene space to enjoy the outdoors from the comfort of your home. The double-glazed windows and underfloor heating throughout the ground floor ensure a warm and inviting atmosphere all year round.

As you ascend to the first floor, the landing provides access to three bedrooms, each offering ample space and natural light. The modern shower room caters to the needs of the household, while the en-suite toilet,



Entrance Hall

Storage cupboard. Stairs to first floor. Radiator. No underfloor heating.

Cloakroom

Radiator, modern white suite comprising vanity wash hand basin and w.c.

Lounge 17'1 x 9'5 (5.21m x 2.87m)

Radiator x 2. Underfloor heating. Internal bi-folding doors to conservatory. Upvc double glazed window to front aspect.

Fitted Kitchen/Diner 8'10 x 17' (2.69m x 5.18m)

Modern range of wall and base units incorporating granite worktop surface, integrated fridge/freezer, electric hob and oven, microwave, extractor hood, underfloor heating. Upvc double glazed window to front aspect.

Conservatory 10'6 max x 24'8 (3.20m max x 7.52m)

Upvc double glazed windows and patio doors to rear garden. Underfloor heating. 2 x radiators.

Landing

Airing cupboard. Upvc double glazed window.

Shower room

Modern suite in white comprising shower, vanity wash hand basin and w.c., radiator.

Bedroom 1 11'6 x 9'2 (3.51m x 2.79m)

Radiator. Upvc double glazed window to front aspect. Fitted wardrobe x 2

En-suite Toilet

With vanity wash hand basin, w.c., chrome heated towel rail. Juliet balcony with pleasant views.

Bedroom 2 10'1 x 7'2 (3.07m x 2.18m)

Upvc double glazed window. Radiator. Modern fitted wardrobe.

Bedroom 3 9'9 x 6'10 (2.97m x 2.08m)

Radiator. Modern fitted study units. Upvc double glazed window to rear aspect.

Garage

Power and light connected. Remote control door.

Disclaimer

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.

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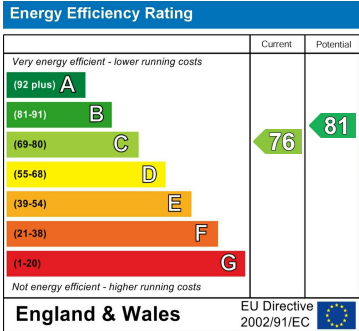
Area Map



Floor Plans



Energy Efficiency Graph



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