MANNING
Estate Agents Limited

27 Cardiff Street, Aberdare, CF44 7DP
Tel: 01685 878000 Fax: 01685 878000

Brynffynon Close

Aberdare, CF44 7HL

£269,995

2 1 2 D

** NO ONWARD CHAIN**

Located in the tranquil Brynffynon Close, Aberdare, this spacious detached bungalow presents a rare opportunity for those seeking a comfortable and serene living environment. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining guests. The two bedrooms provide a cosy retreat, perfect for unwinding after a long day.

The bungalow features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, which is a significant advantage in today's busy world.

Situated in a peaceful neighbourhood, this home allows for a quiet lifestyle while still being conveniently close to local amenities. Whether you are looking for shops, schools, or recreational facilities, everything you need is just a short distance away.

Properties of this nature are rarely available, making this bungalow an exceptional find. If you are in search of a charming home in a desirable location, this delightful bungalow on Brynffynon Close is not to be missed.

Entrance Hall
UPVC door to side. Radiator.

Reception Room 23'03 x 13'07 (7.09m x 4.14m)
UPVC double glazed window to side. Doors to conservator and kitchen diner. Fireplace.

Conservatory 11'10 x 7'11 (3.61m x 2.41m)
UPVC double glazed conservatory. Electric wall mounted heater.

Kitchen/Diner 17'02 x 10 (5.23m x 3.05m)
UPVC double glazed sliding doors to rear. Integrated fridge/freezer/dishwasher. Door to side. Oven. Gas hob and extractor hood.

Bedroom 1 11'09 x 9'09 (3.58m x 2.97m)
UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 2 12'11 x 9'10 (3.94m x 3.00m)
UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bathroom 9'09 x 6'06 (2.97m x 1.98m)
UPVC double glazed window to side. Radiator. Bath. Separate shower. W.C. Handwash basin.

Outside
Front and rear gardens. Driveway. Garage.

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.

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.

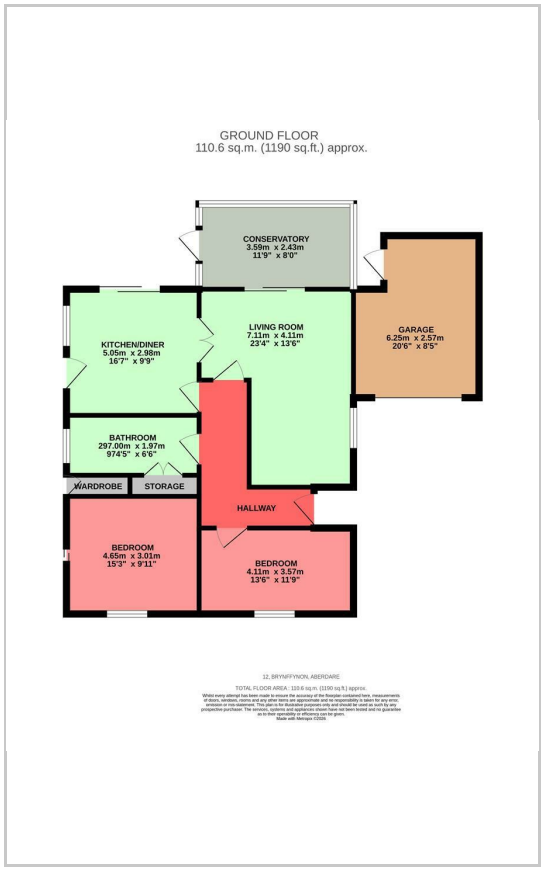
The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

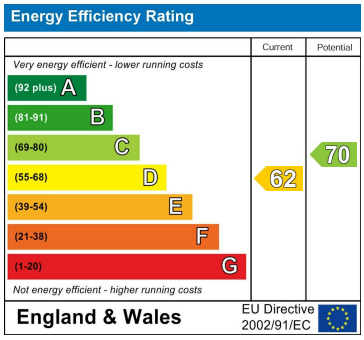
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

Area Map

Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP
Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk