



**Fairfield Close, Aberdare.  
CF44 0PF**

**FOR SALE  
£189,950**



- **THREE BEDROOMS**
- **DRIVEWAY AND GARAGE**
- **SEMI DETACHED BUNGALOW**



**3**



**1**



**1**



## **Property Description**

\*\*\* SEMI DETACHED BUNGALOW WITH THREE BEDROOMS \*\*\*

Grab this rare gem! Bungalows are in high demand, and this one won't last long.

Don't miss out on the opportunity to own this coveted 3 bedroom semi detached bungalow nestled in a quiet cul de sac.

With it's desirable features like a driveway, garage and a newly installed log burner, this property is a hot commodity waiting for it's new owner.

Seize the chance to secure this sought after bungalow before it's gone.

Accommodation: Entrance hall, lounge, kitchen, shower room and three bedrooms.

## **ENTRANCE HALL**

6.07 m x 1.73 m

Entrance via a white uPVC front door. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Radiator. Power points. Doors leading to lounge, kitchen, three bedrooms and shower room. Cupboard housing combi boiler.

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## **LOUNGE**

4.49 m x 3.38 m

Newly installed log burner, ideal to cosy up in the wintry evenings. Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.

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## **KITCHEN**

3.55 m x 3.18 m

Ample base and wall units in white wood with complimentary black work surface. Plumbed for automatic washing machine. Built in oven and hob with extractor hood above. Grey sink unit. Radiator. Power points. Vinyl flooring. Emulsion ceiling. Emulsion and panelled walls with tiles around work surface. uPVC window and door to the rear.

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### **SHOWER ROOM**

1.95 m x 1.95 m

Corner shower unit with thermostatic shower. Close coupled w.c and wash hand basin with vanity unit. Artex ceiling. Tiled and panelled walls. Tiled flooring. Radiator. uPVC window to the rear with frosted glass.

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### **BEDROOM 1**

4.01 m x 2.88 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.

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### **BEDROOM 2**

2.92 m x 2.91 m

Artex ceiling with coving. Emulsion walls with one artexed. Radiator. Power points. Laminate flooring. uPVC window to the rear.

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### **BEDROOM 3**

2.87 m x 2.42 m

Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Attic access. uPVC window to the side.

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## **EXTERIOR**

Front - Slope leading down to front area. Tiered lawn section and patio area ideal for sitting.

Side - Driveway for 2 vehicles and leading to garage for further parking. Garage has up and over doors and electric inside.

Rear - Steps leading down to lawn and patio area. New fencing and recently planted plum trees.

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## EPC

## FLOORPLAN

### **Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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