



Merthyr Road, Aberdare, CF44 0YF  
£380,000

**Manning**  
Estate Agents  
01685 878000

Gloucester House, 29 Whitcombe Street, Aberdare CF44 7AU Tel: 01685 878000

[www.manningestateagents.co.uk](http://www.manningestateagents.co.uk)

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\*\* NO CHAIN \*\* \*\* EXECUTIVE STYLE 6 BEDROOM DETACHED HOUSE \*\*\*\* 2 RECEPTION ROOMS \*\* KITCHEN \*\* UTILITY ROOM \*\* DOWNSTAIRS SHOWER ROOM \*\* EXCELLENT SIZE LAWNED GARDENS \*\* DOUBLE GARAGE \*\* UPSTAIRS MAIN BATHROOM \*\* EN-SUITE BATHROOM\*\* UPVC DOUBLE GLAZED WINDOWS \*\* GAS CENTRAL HEATING \*\* EARLY VIEWING HIGHLY RECOMMENDED \*\*

Shangri-la is situated in the sought after residential area of Llwydcoed within easy reach of Aberdare Town Centre, the A470 and the Capital City. Communications and local facilities are good with comprehensive shopping facilities at Aberdare, Merthyr Tydfil and Pontypridd and easy access to Cardiff by road and rail. The A4059 leads onto the A470 northwards towards Merthyr Tydfil, Brecon and Abergavenny and south to the M4 at junction 32. Alarm system

Local recreational facilities are in abundance with a host of rural based activities including cycling, trekking, climbing and a wealth of walks through areas such as the Dare Valley Country Park and the Brecon Beacons National Park.

£380,000



HALLWAY

LOUNGE

23'6" X 11'10" (7.16m X 3.61m)

DINING ROOM

17' X 10'10" (5.18m X 3.30m)

KITCHEN

9'3" X 12'1" (2.82m X 3.68m)

UTILITY ROOM

SHOWER ROOM

DOUBLE GARAGE

LANDING

Airing cupboard

BEDROOM 1

16'4" max 12'3" min x 18'10" (4.98m max  
3.73m min x 5.74m)

EN-SUITE BATHROOM

BEDROOM 2

18'9" X 11' (5.72m X 3.35m)

BEDROOM 3

11'11" X 14' 1" (3.63m X 4.27m 0.30m)

BEDROOM 4

13' X 11' (3.96m X 3.35m)

BEDROOM 5

9'6" X 9'3" (2.90m X 2.82m)

BEDROOM 6

9'2" X 8'11" (2.79m X 2.72m)

OUTSIDE



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The Property Misdescription Act 1991

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