



9 Tudor Terrace, Aberdare, CF44 8EB  
£159,950

**Manning**  
Estate Agents  
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\*\* IDEAL FIRST TIME BUY \*\* \*\* WELL PRESENTED MODERNISED SPACIOUS 3 BEDROOM FAMILY HOUSE \*\* MODERN UPSTAIRS BATHROOM \*\* EXCELLENT SIZE FITTED KITCHEN AND OPEN PLAN DINING ROOM \*\* LARGE LOUNGE WITH PATIO WINDOWS \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\* FORECOURT AND REAR GARDEN \*\*

Situated in the much sought after location of Gadlys with excellent amenities close by including shops, schools and The Aberdare Park on the door step. The property has been modernised and improved in recent years offering great family accommodation.

**£159,950**



### Hallway

Wooden floor. Radiator. Black composite front door. Stairs to first floor. Understair storage.

### Excellent size lounge

12' x 26'10 (3.66m x 8.18m)

Carpet to floor. Upvc double glazed bay window with classic fitted window shutters. Modern wall mounted Electric Fire. Radiator. Upvc double glazed sliding patio window to rear patio.

### Dining room

8'5 x 11'11 (2.57m x 3.63m)

Wooden flooring. Radiator. Upvc double glazed window to side aspect. Open plan through to;-

### Modern fitted Kitchen

9'10 x 11'11 (3.00m x 3.63m)

With a good modern range of wall and base units incorporating stainless steel sink unit, integrated dishwasher, gas hob, electric oven, extractor hood, plinth heater. Provision for plumbed in washing machine Upvc double glazed window and door to rear garden. Wall mounted gas combi boiler serving hot water and heating system. Wooden flooring.

### Landing

Spacious landing with doors to bedrooms and bathroom.

### Bedroom 1

16' x 12'3 (4.88m x 3.73m)

Two upvc double glazed windows to front aspect Fitted classic window shutters. Radiator. Carpet to floor.

### Bedroom 2

9' x 12'6 (2.74m x 3.81m)

Radiator. Upvc double glazed window to rear aspect. Carpet to floor

### Bedroom 3

10'9 x 10'7 (3.28m x 3.23m)

Radiator. Upvc double glazed window to rear aspect. Carpet to floor.

### Modern Bathroom

With modern suite comprising bath, wash hand basin and w.c., tiled floor and tiled walls, radiator. Upvc double glazed window to side aspect. Shower over bath with shower screen.

### Outside

Paved forecourt garden. Rear garden with paved patio and lawn. Garden storage shed. Rear access.





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