



**Park Lane, Aberdare.
CF44 8HN**

**FOR SALE
£280,000**



- **SEMI DETACHED**
- **DESIRABLE LOCATION**
- **SPACIOUS AND WELCOMING**



3



1



2



Property Description

T Samuel Estate Agents are delighted to present this charming 3-bedroom semi-detached property, located in the highly sought-after Park Lane, Aberdare.

This home offers a wonderful blend of comfort and character, with spacious rooms that cater perfectly to both families and first-time buyers. The bright and airy living room creates a welcoming atmosphere, which seamlessly flows into the second reception room at the rear.

The dining area, ideal for hosting guests, connects to a contemporary kitchen with sleek fittings, providing ample work surfaces and storage space. Adjacent to the kitchen is a conservatory, offering a serene spot to relax—perfect for mornings or quiet evenings.

Upstairs, the property boasts three well-sized bedrooms, all designed for comfort and relaxation. The stylish family bathroom is tastefully finished and well-maintained.

Outside, a private rear garden provides a wonderful space for outdoor dining, play, or simply enjoying some peace and quiet. Located within easy reach of local amenities, schools, and excellent transport links, this property offers the perfect blend of tranquillity and accessibility to Aberdare town centre.

Whether you're looking to make a fresh start or find a forever home, this Park Lane property represents a fantastic opportunity in one of Aberdare's prime locations. Arrange a viewing today!

ENTRANCE PORCH

A welcoming entrance porch featuring a coloured door, tiled walls, and laminate flooring. The ceiling is wallpapered with coving, and a wooden half-glazed door with stained glass leads to the hallway.



ENTRANCE HALL

Hallway with a wallpapered ceiling and coving, emulsion and wallpapered walls with a dado rail, and laminate flooring. It includes two radiators, stairs to the first floor, and doors to two reception rooms and the kitchen.



RECEPTION ROOM 1

5.30 m x 4.38 m

Feature of the room is the electric log burner. Emulsion ceiling with coving and a ceiling rose. Emulsion walls. Radiator and power point. uPVC bay window at the front.



RECEPTION ROOM 2

3.72 m x 3.61 m

Emulsion ceiling with coving and emulsion walls with dado rail. Radiator and power points. Laminate flooring. uPVC french doors leading to the conservatory.



DINING ROOM

4.92 m x 2.55 m

Feature stone wall. Emulsion ceiling with coving. Laminate flooring. Radiator and power points. uPVC french doors leading to conservatory and entrance into kitchen.

KITCHEN

3.49 m x 2.82 m

White wood base and wall units with wood work surface. Built in oven and hob with extractor above. White sink and drainer. Plumbed for automatic washing machine. Emulsion ceiling and walls with tiles around work surface.. Laminate flooring. Radiator and power points. Two uPVC windows to the side.



CONSERVATORY

4.84 m x 2.40 m

Great addition to any home. Perspex roof. Emulsion walls. Laminate flooring. Radiator. uPVC door leading to the exterior.



LANDING

Wallpaper ceiling. Emulsion and wallpaper walls with dado rail. Carpet flooring. Two radiators and power points. Doors leading to three bedrooms and upstairs bathroom. uPVC window to the side.



UPSTAIRS BATHROOM

2.88 m x 1.85 m

Bathroom suite in white comprising slipper bath, wash hand basin and w.c. Separate shower cubicle. Emulsion ceiling. Emulsion and tiled walls. Radiator. Wooden window to the side with frosted glass.



BEDROOM 1

4.33 m x 4.17 m

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

BEDROOM 2

3.77 m x 3.75 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator and power points. uPVC window to the rear.



BEDROOM 3

3.14 m x 2.14 m

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

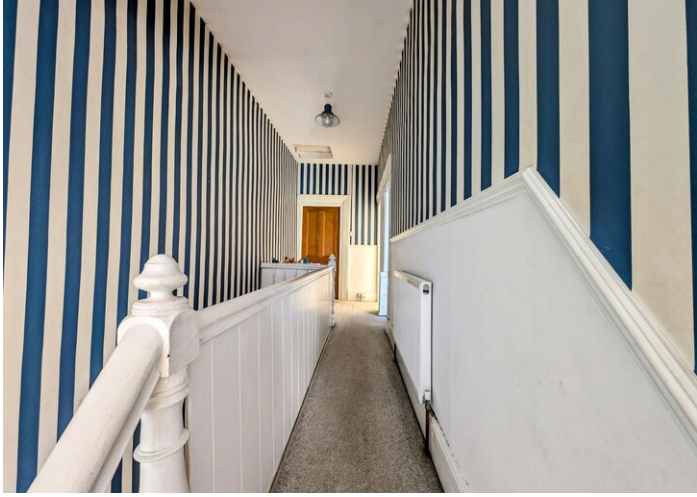


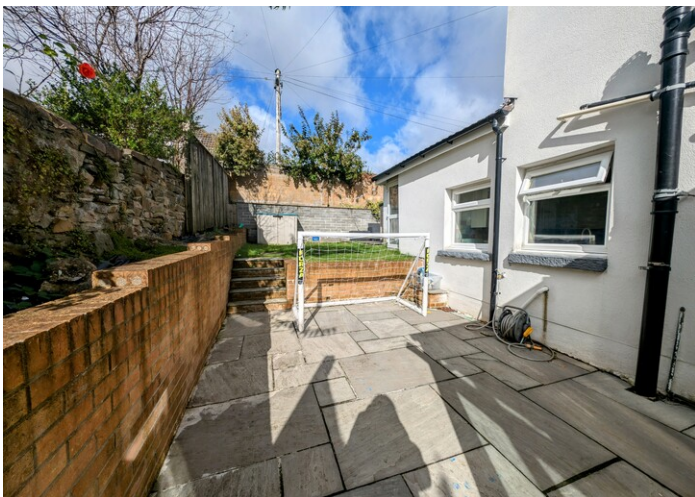
EXTERIOR

Side entrance leading to patio area. Steps leading to lawn area with a further patio section. Ideal outdoor space for entertaining.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.