



**The Barn, Cardiff Road,  
Aberdare - CF44 6UY**

**FOR SALE**  
**£135,000**



- **DETACHED**
- **MODERN THROUGHOUT**
- **CONVENIENT LOCATION**



**2**



**1**



**1**





## **Property Description**

We are pleased to present this charming two-bedroom detached house is tucked away privately on Cardiff Road, Aberaman. Situated a stones throw away from local amenities, you can enjoy the benefit of having everything you need on your doorstep while maintaining a sense of privacy.

The property is modern throughout, featuring a spacious and bright lounge, as well as a beautiful open-plan lounge/diner with integrated appliances, making it an ideal space for entertaining. With underfloor heating on both floors, the home is both comfortable and energy-efficient.

Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, to the rear, is a low-maintenance, private courtyard garden, perfect for relaxing or outdoor dining. The front shared courtyard provides a large area that could be used for a variety of purposes, including potential off-road parking from Cardiff Road (subject to contract).

This delightful home is perfect for first-time buyers, offering a modern and private retreat with easy access to local amenities and a variety of living spaces.

## **LOUNGE**

6.56 m x 3.76 m

UPVC door opens to big open-plan lounge. Smooth white emulsion walls and ceiling. Wooden style laminate flooring. Under floor heating. Radiators. Two UPVC windows to front. Power points. Under stairs storage cupboard. Door to kitchen diner. Stairs to first floor.

---



## **KITCHEN DINER**

3.76 m x 3.09 m

Smooth white emulsion walls. Smooth white emulsion ceiling with spotlights. Cream marble tiles laid on floors. Stylish modern kitchen with sleek cream cabinetry complemented by wooden style worktops. Breakfast bar. Integrated appliances. Under floor heating. Power points. UPVC door to rear.

---



## **BEDROOM 2**

3.68 m x 2.62 m

Smooth white emulsion walls and ceiling. Grey carpet laid on floors. Built in storage cupboards. Two UPVC window to front. Radiators. Power points.

---



## **BATHROOM**

3.13 m x 1.77 m

Smooth white emulsion walls with partial matte black tiles. Smooth white emulsion ceiling. Black and white 3-piece suit comprising of toilet, hand basin and bathtub. Corner shower. Built in storage cupboards. UPVC window to front. Radiator.

---





## **BEDROOM 1**

3.93 m x 3.60 m

Smooth white emulsion walls and ceiling. Rustic style exposed beams on ceiling. Grey carpet layed on floors. UPVC window to front. Radiators. Power points.

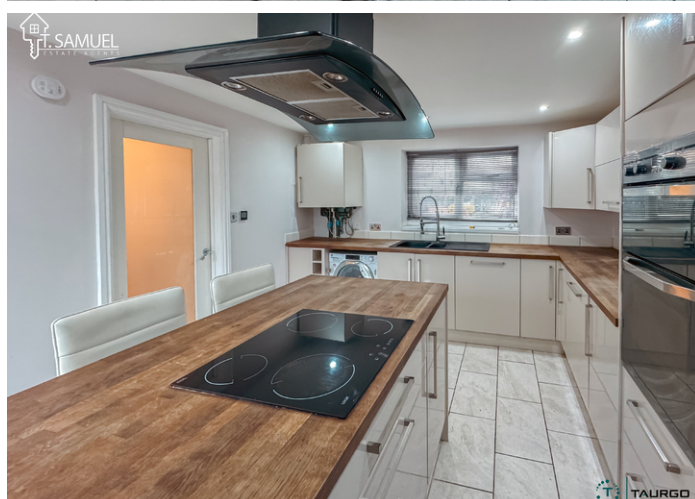
---



## **REAR GARDEN**

Private gravel garden with decking area.  
Storage shed. Side access.

---

















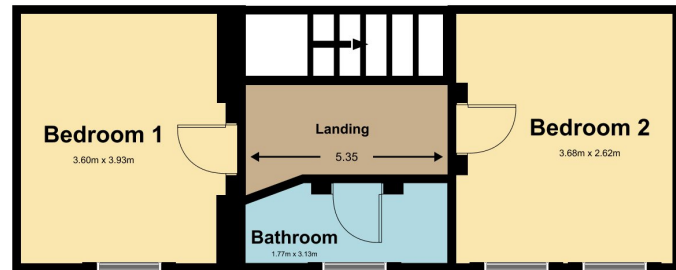
# FLOORPLAN



## Ground Floor



## First Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Taurgo.

### 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.



01443 476419  
info@tsamuel.co.uk  
www.tsamuel.co.uk/