



CHAPEL RD.

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1 Chapel Road

Penderyn

Aberdare

CF44 9JY



## 1 Chapel Road

Asking price £285,950

An immaculately presented and deceptively spacious three double bedroom end of terrace cottage, situated within the peaceful and sought after village of Penderyn.

A charming three double bedroom stone built cottage

Situated within the sought after village of Penderyn, nestled at the edge of the Brecon Beacons National Park

Within walking distance to local amenities and reputable primary school

Convenient commuter access to the A465 Head of the Valleys link road

Extended over the years to now offer generous sized accommodation throughout

Immaculately presented throughout and retaining many original cottage characteristics

Beautiful landscaped front and rear gardens

Driveway off road parking with scope to build a detached garage (subject to obtaining planning permission)









The solid stone built property is one of the original cottages within the village and still retains many charming features expected of an authentic character property.

The property is entered via a coloured UPVC and glazed panel door into the entrance porch, with a pitched wood cladded ceiling, pattern tiled flooring and a UPVC internal door leading into the lounge.

The impressive sized lounge is a bright and spacious room, with two windows to the front flooding the room with natural light. The main feature of the room and sitting proudly as the focal point is the large, exposed stone fire fireplace.

A doorway at the rear of the lounge gives access through into the bright and airy kitchen/diner.

The kitchen area has been fitted with a matching range of modern base, larder and wall mounted units, with an integrated eye level oven, dishwasher and four burner induction hob.

A wooden doorway to the left hand side of the kitchen leads through into a separate utility area, fitted with base units and continues through into the ground floor cloakroom. Back within the kitchen/diner, the large dining area has a continuation of the same LVT tiled flooring as the kitchen and benefits from a focal feature gas stove, with exposed brick surround. Finally on the ground floor and accessed off the kitchen is the conservatory/sun room extension.

The room benefits from recently installed bifold half height windows to the rear, allowing for uninterrupted views of the rear garden.

To the first floor the landing gives access to all three spacious double sized bedrooms, the family bathroom and separate shower room.

The family bathroom has been fitted with a white three piece suite comprising; free standing roll top bath, a pedestal wash hand basin and low level WC. The room has full height tiling to all walls, an ornate cast iron radiator and an obscure glazed window to the rear.

The separate shower room features a large corner shower cubicle with a glazed sliding shower screen and benefits from full height tiling to all walls and an obscure glazed window to the side.

Outside to the front of the property, a half height boundary wall encloses the front garden, laid to ornate slate chippings with a central pathway leading from the wrought iron gate to the front door. To the side of the property, a set of wrought iron double gates enclose the driveway parking area with a private side garden space ideal to house a hot tub or small gathering area.

To the rear, the garden has been recently full landscaped to now offer a beautiful, low maintenance space laid mainly to artificial grass and patio. Within the far corner of the garden is a generous solid built outhouse, benefitting from a slate tiled roof and power supply. The outside area further benefits from external power supply sockets.





### Directions

SATNAV USERS: CF44 9JY

### Tenure

Freehold

### Services

All mains services  
Council Tax Band B  
EPC Rating N/A

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING  
EPC**

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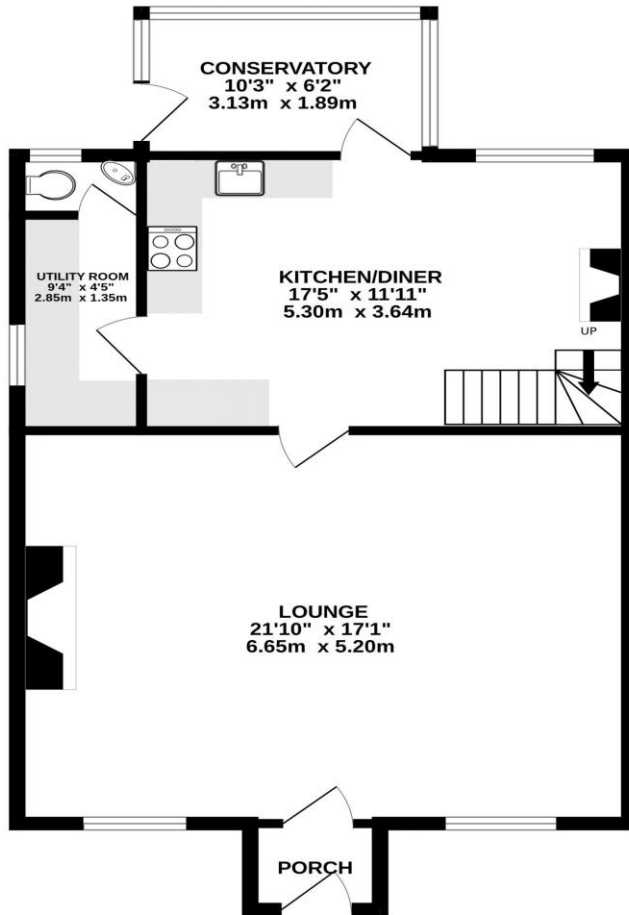
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



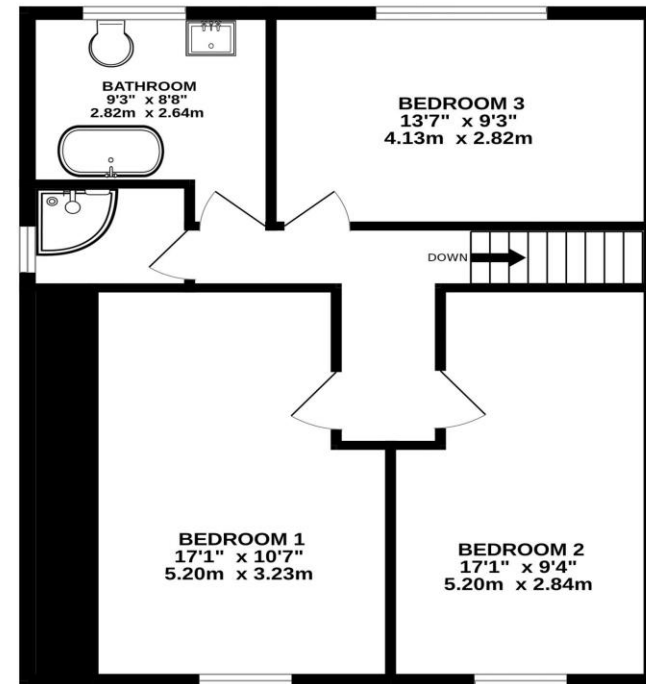




GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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