



Dan Y Deri, Werfa
Lane
Aberdare, Mid Glamorgan,
CF44 0YS

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Dan Y Deri Werfa Lane

Asking price **£599,950**

An individually built, four bedroom detached bungalow with well balanced and proportioned accommodation sat within a landscaped garden plot of approx 0.56 acres in an idyllic rural setting with scenic rural views enjoyed.

An individually built detached bungalow offering well balanced accommodation throughout with great proportions

Accommodation comprises and welcoming entrance hall, 4 double bedrooms, 2 bathrooms, main reception room, kitchen/diner, utility room, integral double garage and generous attic storage.

Great scope to reconfigure/ develop further (subject to relevant permissions obtained)

The property is sat well within a sizeable 'wrap around' garden plot extending to approx 0.56 acres (please find out and add)

Situated in a peaceful rural location whilst local amenities and transport links are reached with relative ease





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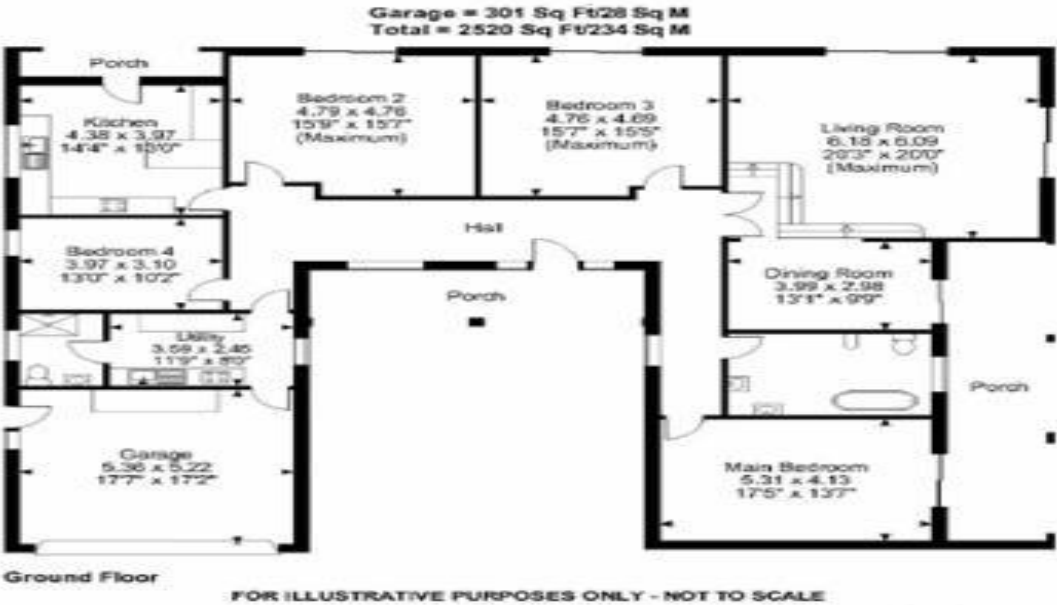
Solid wood front door flanked by decorative frosted glass opening to ENTRACNE HALL (32'1" max x 25'2" max) fitted carpet, two chandelier lights with ceiling roses and additional wall mounted up lights, double glazed window to the front courtyard and garden. KITCHEN BREAKFAST ROOM (14'4" x 12'11") ceramic tiled floor, multiple recessed LED spotlights to ceiling, a run of wall and base mounted units, composite worksurface with tiled splashback over, appliances include a ceramic hob with extractor over, Hotpoint dishwasher, one and half bowl ceramic sink with built-in drainer, mixer tap and window over, Hotpoint oven and grill with freestanding fridge freezer and a frosted glazed stable door opening directly to the rear. UTILITY ROOM (11'9" x 9'8") ceramic tiled floor, tiled walls to the lower portion, led spotlights, fitted with modern wall and base mounted units, laminate roll top worksurfaces, stainless

steel sink, mixer tap over, plumbed provision for white goods below with two washing machines and freezer to remain and window overlooking the front courtyard. and access to shower room and separate double garage. Integral DOUBLE GARAGE (17'10" x 16'8") tiled floor, strip lights, attic hatch, built-in double storage cupboard with floor mounted Worcester boiler to the side, electric double door opening to the driveway and the pedestrian side door and window to the side. SHOWER ROOM (8' x 5'4") fully tiled floor and walls, low-level WC with ceramic wash hand basin with vanity storage under, walk-in mains fed rainfall shower enclosure with glazed slide doors and frosted window to the side, LED spotlights fitted to the ceiling.

Double doors open to a split level SITTING ROOM (30'8" x 9'9") fitted carpet, two pendant ceiling lights with decorative ceiling rose, enjoying a double aspect with three sets of slide doors opening to, and with scenic views over the garden and beyond. BEDROOM 1 (14' x 17'11") fitted carpet, pendant ceiling light with decorative ceiling rose,

integrated rosewood finish wardrobes with bedside tables, open shelving and matching dresser opposite with slide doors opening to an arched, side VERANDA with pleasant garden views. BEDROOM 2 (15'8" x 16'6") fitted carpeted, central ceiling light, slide doors opening to the back garden with lovely onward views. BEDROOM 3 (15'9" x 16'3") fitted carpeted, pendant ceiling light, slide doors open to the rear taking in the countryside beyond. BEDROOM 4 (13' x 10'3"), fitted carpet, pendant ceiling light with a double wardrobe and matching chest of drawers to remain, window overlooking the side garden and woodland beyond. Fully tiled FAMILY BATHROOM (13' x 9'5") comprising low-level WC, semi sunken Jacuzzi bath with tiled surround, 'his and hers' matching sinks with vanity storage under, additional countertops to the side with frosted window to the side elevation and multiple wall mounted lights fitted.

The property is accessed via a pillared double timber gate, sweeping to a sizable gravel driveway flanked by well-kept lawns wrapping both sides and on to the rear with a manicured rear hedge. The property occupies a slightly elevated position, taking full advantage of the countryside and scenic views on offer.





Directions

Travelling north along the A470, turn left at the Abercynon Roundabout following signposts for Mountain Ash and Aberdare. Proceed on the A4059 New Road proceed through Mountain ash and at the next roundabout take the 2nd exit merging onto Canal Rd and at the next roundabout take the 1st exit then the 2nd exit at the next roundabout, at next roundabout take the 3rd exit onto Abernant rd, go straight over the next roundabout continuing on Abernant rd, proceed up Abernant road without deviation passing The Rhoswennalt Inn on your left, take 2nd left on Werfa lane, proceed along the lane where Dan y Deri is the first property reached on your right hand side.

Tenure

Freehold

Services

Mains water and electric, oil central heating, cesspit
Council Tax Band G
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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