



14 Tan Y Bryn Gardens  
Llwydcoed, Aberdare, CF44 0TQ  
£384,995



# 14 Tan Y Bryn Gardens, Llwydcoed, Aberdare, CF44 0TQ

- \*\* ATTRACTIVE WELL PRESENTED 4 BEDROOM EXECUTIVE STYLE DETACHED FAMILY HOUSE
- \*\* PRIME LOCATION IN THE HIGHLY SOUGHT AFTER VILLAGE OF LLWYDCOED
- \*\* 4 EXCELLENT SIZE BEDROOMS WITH EN-SUITE SHOWER ROOM AND MODERN FITTED FAMILY BATHROOM
- \*\* AMPLE OFF ROAD PARKING AND GENEROUS SIZE INTEGRATED GARAGE
- \*\* ENTRANCE HALL. DOWNSTAIRS CLOAKROOM. SPACIOUS LOUNGE.
- \*\* MODERN WELL EQUIPPED FITTED KITCHEN AND OPEN PLAN DINING ROOM AND PATIO DOORS
- \*\* FITTED UTILITY ROOM. GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS.
- \*\* WELL STOCKED AND MATURE GARDENS WITH SIDE ACCESS TO LARGE LEVEL PATIO AND RAISED LAWN
- \*\* WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD

The sought after residential area of Llwydcoed is within easy reach of Aberdare Town Centre. The village of Llwydcoed is well connected with the A470, A465, and the Capital City. Local facilities are good with well supported town centres in Aberdare, Merthyr Tydfil and Pontypridd. Cyfartha Retail Park is less than 5 miles away and features M&S, River Island, and much more. Aberdare train station is approx 10 minutes drive away and trains run on the Valley Lines to Cardiff Central.



## Hallway

## Cloakroom

## Lounge

10'10" x 16'11" (3.30m x 5.16m)

## Fitted Kitchen

23'2" x 10'9" (7.06m x 3.28m)

## Dining room

## Utility room

5'3" x 8'0" (1.60m x 2.44m)

## Landing

## Bedroom 1

10'11" x 14'4" (3.33m x 4.37m)

## Ensuite

## Bedroom 2

12'6" x 10'8" (3.81m x 3.25m)

## Bedroom 3

11'5" x 11'1" (3.48m x 3.38m)

## Bedroom 4

11'4" x 7'2" min 9'2" max (3.45m x 2.18m min 2.79m max)

## Modern Family Bathroom

8'0" x 8'1" (2.44m x 2.46m)

## Outside

## Disclaimer

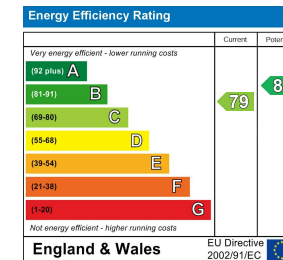
## Area Map



## Floor Plan



## Energy Efficiency Graph



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