



11 Glan Y Afon

, Cwmbach, CF44 0DD

£389,995



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GENEROUS ENTRANCE HALL

Shoe storage cupboard. Radiator. Stairs to first floor.

FAMILY LOUNGE

17'3 x 11'10 (5.26m x 3.61m)

Upvc double glazed bay window. 2 Radiators. Double doors gives access to;-

DINING ROOM/SITTING ROOM

11'10 x 8'10 (3.61m x 2.69m)

Upvc double glazed patio doors to rear garden. Radiator.

STUDY

8'3 x 6'4 (2.51m x 1.93m)

Radiator. Upvc double glazed window to front aspect,

OPEN PLAN FITTED

KITCHEN/DINER/SITTING AREA

19'3 x 14'5 l shaped room max measurements (5.87m x 4.39m l shaped room max measurements) With a modern range of wall and base units incorporating stainless steel sink unit, provision for plumbed in washing machine, provision for plumbed in dishwasher, gas hob and oven, extractor hood, Tiled floor Upvc double glazed window and patio doors to rear garden.

UTILITY ROOM

With modern base units stainless steel sink unit. Wall mounted gas boiler serving hot water and heating system.

CLOAKROOM

Modern suite in white comprising wash hand basin and w.c., radiator.

LANDING

Airing cupboard

MAIN BEDROOM 1

11'9 x 18'9 (3.58m x 5.72m)

Two radiators. Upvc double glazed window to front aspect. A good range of modern fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite in white comprising, shower cubicle, wash hand basin and w.c., radiator.

FAMILY BATHROOM

With modern suite in white comprising bath, wash hand basin and w.c., shower over bath with shower screen.

BEDROOM 2

10' x 9'8 (3.05m x 2.95m)

Radiator. Upvc double glazed window to rear aspect.

BEDROOM 3

9' x 11'10 (2.74m x 3.61m)

Radiator. Fitted wardrobe. Upvc double glazed window to rear aspect. Storage cupboard.

BEDROOM 4

9'11 x 12'2 (3.02m x 3.71m)

Radiator. Fitted wardrobe with desk. Upvc double glazed window.

OUTSIDE

Front forecourt garden. Side access to good size enclosed level rear garden mainly laid to lawn with paved patio.

DOUBLE GARAGE

Up and over door. Power and light connected.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

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The Property Misdescription Act 1991

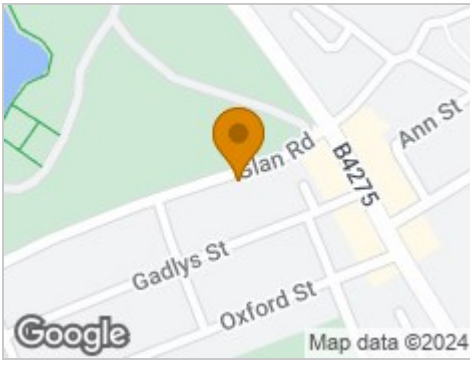
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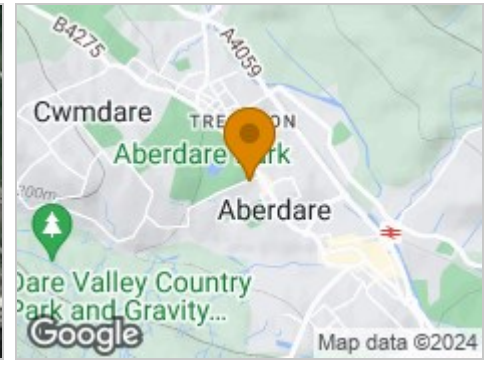
Road Map



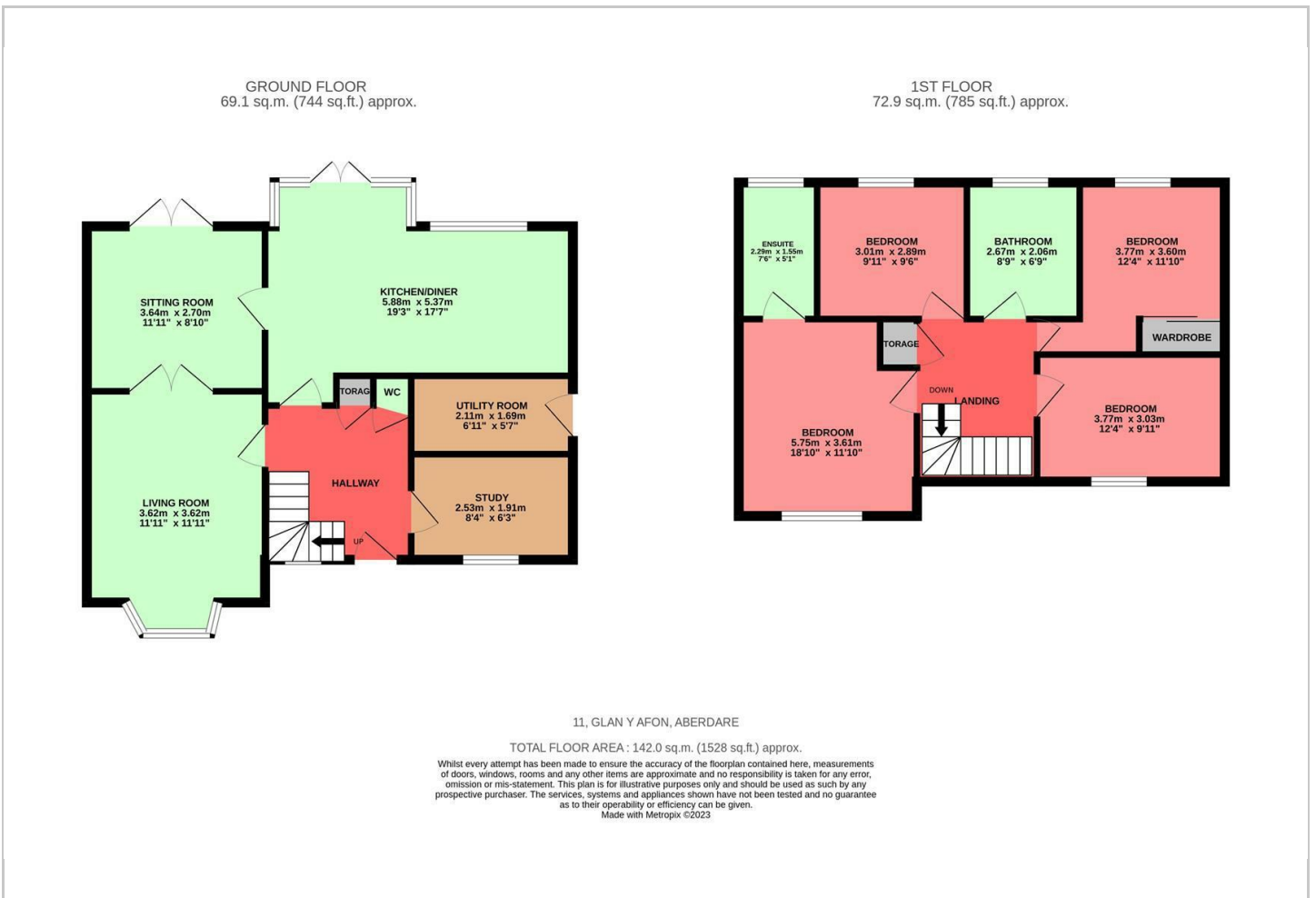
Hybrid Map



Terrain Map



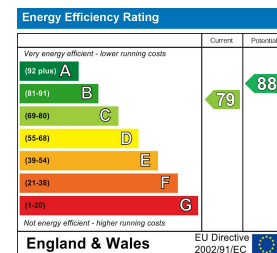
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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