



Fforchneol Row

Aberdare, CF44 6HD

£299,995



** MOVE INTO YOUR NEW HOME AS SOON AS POSSIBLE AVOIDING ONWARD CHAIN

** EXCEPTIONAL 3 DOUBLE BEDROOM DETACHED HOUSE COMPLETED IN 2021

** ENTRANCE HALL WITH GLASS BALLASTRADE STAIRSCASE. GOOD SIZE FAMILY LOUNGE.

** DOWNSTAIRS SHOWER ROOM. MODERN FITTED KITCHEN/DINER

** SPAIOUS LANDING WITH 3 GOOD SIZE BEDROOMS. MODERN FAMILY BATHROOM. EN-SUITE TOILET

** LEVEL ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING AND DETACHED GARAGE

** ENCLOSED EASY MAINTENANCE GARDENS. ELECTRIC HOME CHARGING POINT

** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS AND DOORS.

Set within the natural beauty of the Welsh valleys the location offers easy access to the A470 & A465 & M4 Perfect for commuting to Merthyr Tydfil, Swansea, Abergavenny & Cardiff.

Aberdare Town Centre offers a variety of retail and entertainment options with Riverside retail park & Cyfarthfa Retail park within approx 20 minute drive.

The area is served by a number of primary schools, Secondary Schools & Coleg y Cymoedd Aberdare.



Spacious Entrance Hall

Upvc double glazed front door. Tiled floor. Stairs to first floor. Understairs storage cupboard. Radiator.

Family Lounge 16'3 x 12'1 (4.95m x 3.68m)

Two radiators. Upvc double glazed window to front and rear aspect.

Fitted Kitchen/Diner 16'2 x 12'3 (4.93m x 3.73m)

With a modern range of wall and base units, incorporating breakfast bar, sink unit, electric hob, oven, extractor hood, space for American fridge/freezer. Upvc double glazed window to front and rear aspect.

Downstairs cloakroom/Shower Room

Modern suite in white comprising wash hand basin vanity unit, w.c., shower cubicle. Radiator. Upvc double glazed window to rear aspect.

Landing

Airing cupboard. Upvc double glazed window.

Bedroom 1 10'3 x 12'3 (3.12m x 3.73m)

Upvc double glazed window to front aspect. Radiator.

Ensuite Toilet

Modern suite in white comprising vanity wash hand basin and w.c., radiator. Upvc double glazed window

Bedroom 2 12'5 x 7'3 (3.78m x 2.21m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 3 8'6 x 12'5 (2.59m x 3.78m)

Upvc double glazed window. Radiator.

Family Bathroom

Well presented modern suite in white comprising bath, vanity wash hand basin and w.c., shower over bath with shower screen. Radiator.

Outside

Gated driveway to Detached Garage. Enclosed private neat level gardens paved and lawn. Outside electric home car charging point.

Disclaimer

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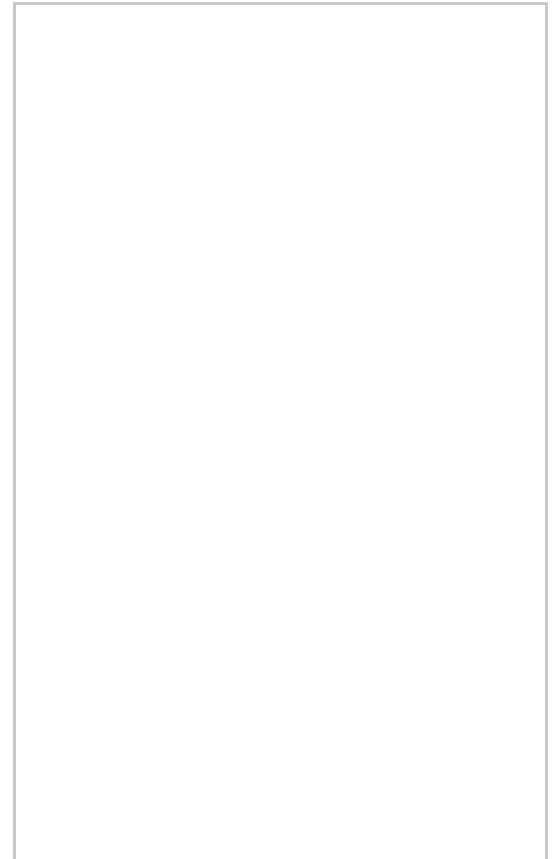
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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