



Afon-Dar Close

Gadlys, Aberdare, CF44 8DF

£425,000



- ** IMMACULATE 4 DOUBLE BEDROOM EXECUTIVE STYLE DETACHED HOUSE
- ** SMALL HIGHLY SOUGHT AFTER DEVELOPMENT WITHIN EASY WALKING DISTANCE OF TOWN CENTRE
- ** SITUATED ON THE DOORSTEP OF THE BEAUTIFUL DARE VALLEY COUNTRY PARK
- ** EXCELLENT SIZE FAMILY ACCOMMODATION FINISHED TO A WELL PRESENTED STANDARD
- ** ENTRANCE HALLWAY, DOWNSTAIRS W.C., WITH AN EXCELLENT RANGE OF FITTED STORAGE UNITS
- ** GENEROUS FAMILY LOUNGE WITH BAY WINDOW. DINING ROOM WITH PATIO DOORS TO GARDEN
- ** LARGE OPEN PLAN WELL EQUIPPED FITTED KITCHEN/DINER AND SUN LOUNGE OVERLOOKING GARDEN
- ** GALLERY LANDING. MODERN FAMILY BATHROOM DESIGN WITH FREESTANDING BATH
- ** 4 EXCELLENT SIZE DOUBLE BEDROOMS WITH LUXURY FULLY FITTED EN-SUITE SHOWER ROOM
- ** GAS CENTRAL HEATING WITH UNDERFLOOR HEATING TO GROUND FLOOR
- ** UPVC DOUBLE GLAZED WINDOWS AND DOORS. OFF ROAD PARKING TO GARAGE



Entrance Hall

Upvc double glazed front door. Tiled floor. Stairs to first floor. Airing cupboard/storage.

Cloakroom

With an excellent range of modern fitted storage cupboards, vanity wash hand basin, w.c., chrome vertical radiator, tiled floor and tiled splash back areas. Upvc double glazed window to front aspect.

Family Lounge 18'7 x 11'6 (5.66m x 3.51m)

Upvc double glazed bay window to front aspect. Modern fire surround with electric fire insert. Tiled floor. Underfloor heating Access through to :-

Dining Room 10'7 x 10'9 (3.23m x 3.28m)

Upvc double glazed patio doors to rear garden. Tiled floor.

Fitted Kitchen/Breakfast room/Sun Room 22'4 x 12'8 min 21' max (6.81m x 3.86m min 6.40m max)

With a modern range of wall and base units incorporating stainless steel sink unit, gas hob and electric oven, integrated dishwasher, extractor hood. Breakfast bar. Tiled floor. Underfloor heating. Space for Fridge Freezer.

Sun Room

With upvc double glazed windows to both sides and rear aspect. Tiled Floor. Underfloor heating

Utility room 5' x 8'11 (1.52m x 2.72m)

With a modern range of wall and base units, stainless steel sink unit. Under stairs storage. Door to Garage

Gallery Landing

With doors to all bedrooms and bathroom.

Bedroom 1 14'8 x 11'6 (4.47m x 3.51m)

Upvc double glazed window to front aspect. Radiator.

En-suite Shower Room 7'6 x 10'1 (2.29m x 3.07m)

With a modern range of fitted storage cupboards, vanity wash hand basin and w.c., walk-in shower enclosure. Upvc double glazed window to front aspect. Tiled floor. Chrome heated towel rail.

Bedroom 2 14'4 x 12'4 (4.37m x 3.76m)

Upvc double glazed window to rear aspect. Radiator.

Bedroom 3 12'9 x 14'9 (3.89m x 4.50m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 4 11'6 x 12'8 (3.51m x 3.86m)

Radiator. Upvc double glazed window to rear aspect.

Family Bathroom 8'10 x 8'11 (2.69m x 2.72m)

With a modern suite in white comprising freestanding bath, wash hand basin and w.c., fitted wall mirror with light. Traditional heated towel rail radiator.

Garage 15'3 x 12 (4.65m x 3.66m)

With remote control roller shutter door. Wall mounted gas boiler serving hot water and heating system. Door to garden. Power and light connected.

Outside

Front garden mainly laid to lawn. Block paved driveway with ample off road parking. Side access to enclosed rear garden laid to lawn with two paved seating areas. Outside security lights and outside tap.

Tenure

We are advised by the vendor that the property is Freehold

Disclaimer

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The Property Misdescription Act 1991

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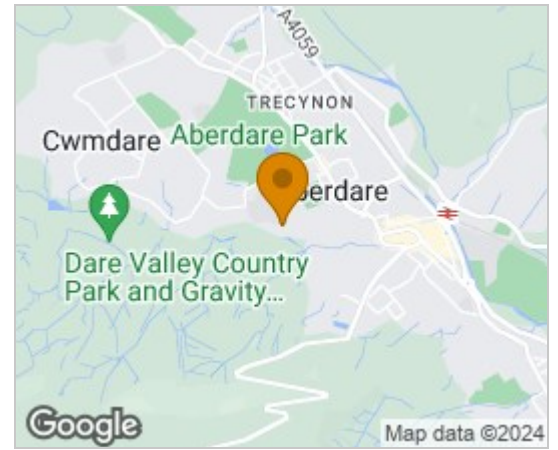
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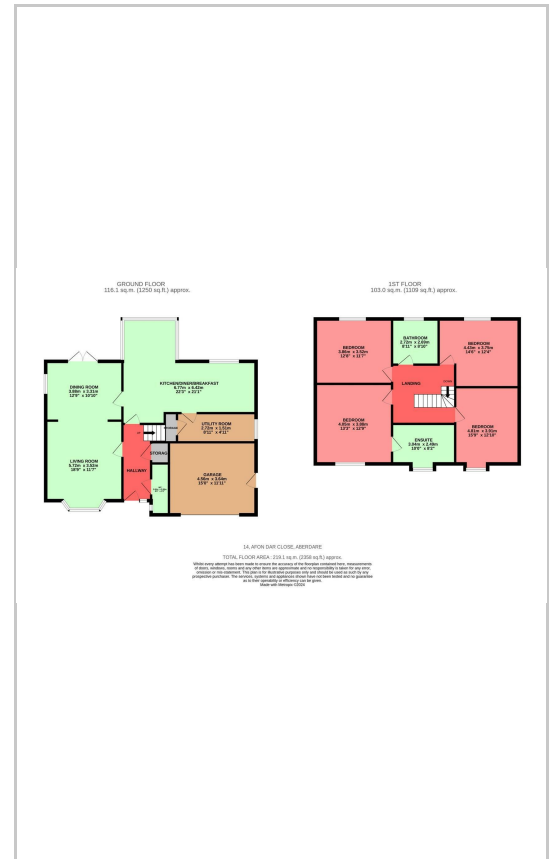
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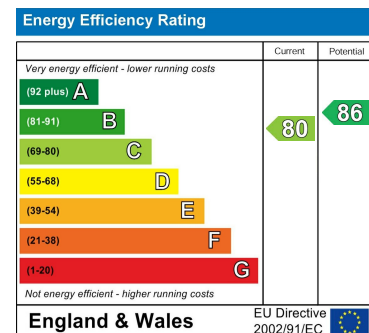
Area Map



Floor Plans



Energy Efficiency Graph



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