



Church Avenue

Llwydcoed, Aberdare, CF44 0UR

£339,995



- ** NO ONWARD CHAIN
- ** WELL ESTABLISHED ATTRACTIVE 4 BEDROOM BAY FRONTED SPACIOUS FAMILY HOUSE
- ** SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF LLWYDCOED
- ** PORCH, HALLWAY, 2 EXCELLENT SIZE RECEPTION ROOMS, PATIO WINDOWS OVERLOOKING GARDEN
- ** FITTED KITCHEN/DINER. MODERN DOWNSTAIRS SHOWER ROOM.
- ** LIGHT AND SPACIOUS LANDING WITH 4 EXCELLENT SIZE BEDROOMS
- ** ENTRANCE DRIVE WITH OFF ROAD PARKING TO GARAGE
- ** GENEROUS AND WELL PRESENTED MATURE LEVEL LAWNED GARDENS
- ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS

This welcoming traditional 4 bedroom family house briefly comprising spacious entrance hall, 2 comfortable and generous size reception rooms, family size kitchen/diner. Downstairs shower room. First floor landing with 4 excellent size bedrooms and family bathroom. Situated in the much sought after village of Llwydcoed within easy walking distance of excellent country walks, schools and local shops.



Entrance Porch

Cloaks storage cupboard.

Entrance Hall

Stairs to first floor. Under stairs storage. Radiator.

Lounge 11'10 x 15'4 (3.61m x 4.67m)

Double glazed bay window to front aspect. Radiator.

Fitted Kitchen/Diner 12'4 x 13'3 (3.76m x 4.04m)

With a modern range of wall and base units incorporating stainless steel sink unit, electric hob and oven, under counter fridge and freezer, radiator. Cupboard housing gas boiler serving hot water and heating system, provision for plumbed in washing machine. Double glazed window to rear. Double glazed door to rear garden.

Downstairs Shower Room/W.C.

Modern suite in white comprising shower enclosure, wash hand basin, w.c., chrome heated towel rail. Extractor fan. Double glazed window to rear aspect.

Sitting Room 11'10 x 20'5 (3.61m x 6.22m)

Double glazed window to front aspect. Double glazed patio doors to rear garden. Radiator. Attractive stone fire surround with gas fire insert.

Landing

Attractive window to front aspect. Doors to all bedrooms and bathroom. Access to attic with pull down ladder.

Bedroom 1 12' x 13'8 (3.66m x 4.17m)

2 Double glazed window to front and side aspect. Radiator.

Bedroom 2 11'10 x 11'7 (3.61m x 3.53m)

Radiator. Double glazed window to front aspect.

Bedroom 3 9' x 12'4 (2.74m x 3.76m)

Radiator. Double glazed window to rear aspect.

Modern family Bathroom

With modern suite in white comprising vanity wash hand basin, corner bath and w.c., double glazed window to rear aspect. Radiator.

Bedroom 4 11'3 x 8' max 5' min (3.43m x 2.44m max 1.52m min)

L shaped room. Double glazed window to rear aspect.

Outside

Front garden with double gates giving access to entrance drive and Garage (17'3 x 9') Side access to generous enclosed lawned gardens.

Tenure

We are advised by the vendor that the property is Freehold.

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Area Map



Floor Plans



Energy Efficiency Graph

