



3 Fern Crescent  
, Aberdare, CF44 8YA  
£359,995





# 3 Fern Crescent, Aberdare, CF44 8YA

- \*\* IMMACULATE 4 BEDROOM WELL ESTABLISHED DETACHED FAMILY HOME
- \*\* PRIME RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF SCHOOLS AND COUNTRY PARK
- \*\* RECENTLY REFURBISHED AND TASTEFULLY MODERNISED MUST SEE HOME
- \*\* ENTRANCE HALL. SITTING ROOM. DOWNSTAIRS W.C/UTILITY ROOM
- \*\* OPEN PLAN WELL EQUIPPED FITTED KITCHEN/DINING AND LIVING AREA IN ONE LIGHT AND AIRY SPACE
- \*\* UPSTAIRS MODERN LUXURY FAMILY BATHROOM. 4 BEDROOMS AND EN-SUITE SHOWER ROOM
- \*\* UNDERFLOOR HEATING TO GROUND FLOOR. UPVC DOUBLE GLAZED WINDOWS AND DOORS
- \*\* ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING. WORKSHOP/BIKE STORAGE
- \*\* LANDSCAPED WELL STOCKED AND MATURE GARDENS ENJOYING VIEWS TOWARDS THE COUNTRY PARK



## Front Porch

## Hallway

## Lounge

10'10 x 12'0 (3.30m x 3.66m)

## Cloakroom/Utility

## Oen plan fitted kitchen/Dining and living area

10'1 x 14'8 (3.07m x 4.47m)

## Living Area

11' x 15'7 (3.35m x 4.75m)

## Dining Area/Garden Room

11'5 x 10'4 (3.48m x 3.15m)

## Landing

## Bedroom 1

11'6 x 12'2 (3.51m x 3.71m)

## Ensuite Shower Room

## Bedroom 2

11'2 x 12'3 (3.40m x 3.73m)

## Bedroom 3

8'11 x 8'7 (2.72m x 2.62m)

## Bedroom 4

8'11 x 7'10 (2.72m x 2.39m)

## Modern spacious bathroom

9'5 x 5'0 (2.87m x 1.52m)

## Outside Garden

## Workshop/Bike Storage

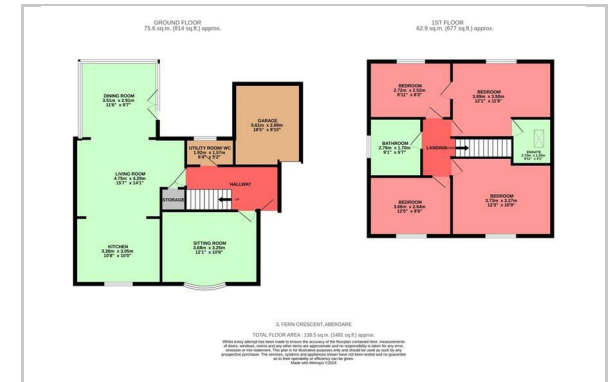
18'5 x 8'9 (5.61m x 2.67m)

## Disclaimer

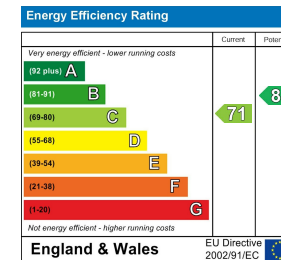
## Area Map



## Floor Plan



## Energy Efficiency Graph



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