



Croesbychan, Aberdare, CF44 0EJ

£599,995



- \*\* TENURE FREEHOLD
- \*\* APPROX 3 ACRE COUNTRY SMALL HOLDING
- \*\* 3 BEDROOMS CENTRALLY HEATED DETACHED BUNGALOW
- \*\* OUTBUILDINGS \*\* 2 PASTURE FIELDS
- \*\* RURAL LOCATION SET OFF A MINOR ROAD OUTSIDE THE SMALL VILLAGE OF LLWYDGOED
- \*\* LOCATED UP A NO THROUGH COUNTRY LANE
- \*\* LOOKING FOR A LIFESTYLE CHANGE IN A BEAUTIFUL PART OF WALES
- \*\* AN OPPORTUNITY OF ACQUIRING AN ATTRACTIVE 3 ACRE SMALL HOLDING
- \*\* RANGE OF MULTI PURPOSE OUTBUILDINGS
- \*\* ENJOYING PEACE AND SECLUSION IN A PRIVATE YET NOT REMOTE POSITION
- \*\* THE PRESENT VENDORS HAVE ENJOYED AN ABUNDANCE OF WILDLIFE LIKE BADGERS, FOXES, SQUIRRELS AND HEDGEHOG TO NAME A FEW



### Porch / Utility Room.

Radiator. Sink-unit. Provision for washing machine. UPVC double glazed windows and doors.

### Entrance Hall.

Radiator. Boiler housed in cupboard.

### Lounge 11'10" x 22'9" (3.61m x 6.93m)

Radiator. UPVC triple glazed windows x 2. Patio doors. Modern wall mounted Electric fire.

### Conservatory 9'5" x 15'10" (2.87m x 4.83m)

UPVC double glazed windows. Sliding patio doors.

### Fitted Kitchen 16'2" x 11'10" (4.93m x 3.61m)

Radiator. Modern wall and base units. Electric hob and oven. Extractor hood. Stainless steel sink unit. UPVC triple glazed windows x 2.

### Bedroom 1 9'0" x 14'6" (2.74m x 4.42m)

Radiator. UPVC triple glazed window to front.

### Bedroom 2 9'3" x 8'8" (2.82m x 2.64m)

Radiator. Fitted cupboards. UPVC triple glazed window to front.

### Bedroom 3 8'3" x 6'3" (2.51m x 1.91m)

Radiator. UPVC triple glazed window to side.

### Modern Bathroom 7'2" x 6'7" (2.18m x 2.01m)

Radiator. UPVC triple glazed window x 1. Modern suite in white comprising Spa Bath. vanity wash hand basin W.C. Shower over bath.

### Outside

Entrance gates gives access to entrance drive and hard standing with ample off road parking. Well laid out and mature gardens to the front of the property with raised decked seating area enjoying exceptional country views.

### 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.

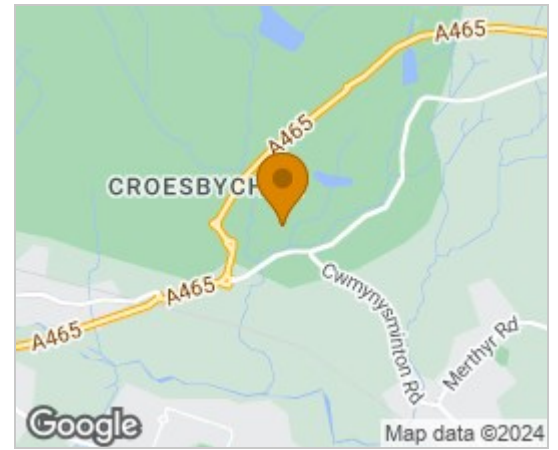
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The Property Misdescription Act 1991

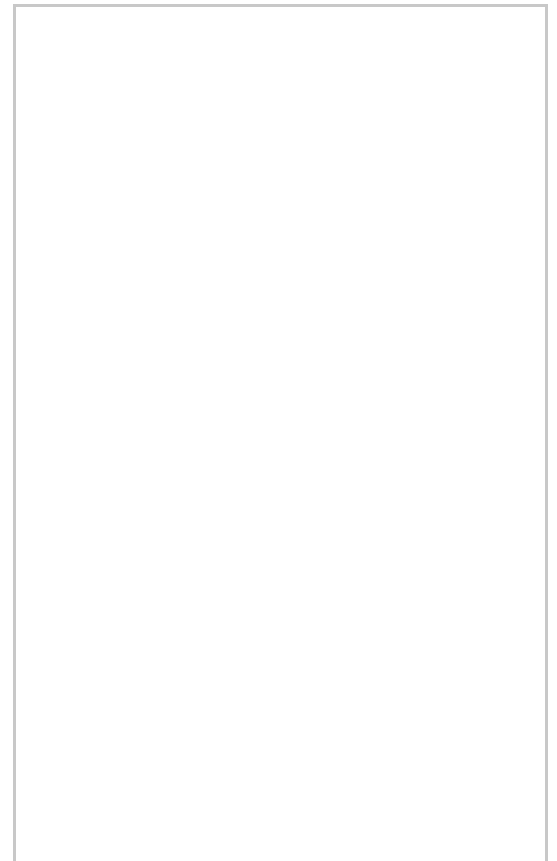
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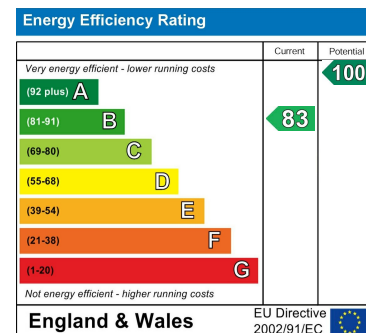
## Area Map



## Floor Plans



## Energy Efficiency Graph



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