



## Llwydcoed Road

Aberdare, CF44 0UW

£379,995



- \*\* WELL ESTABLISHED ATTRACTIVE 5 BEDROOM SEMI-DETACHED VERY SPACIOUS FAMILY HOUSE
- \*\* MODERN UPSTAIRS FAMILY BATHROOM
- \*\* 3 EXCELLENT SIZE RECEPTION ROOMS AND DOWNSTAIRS CLOAKROOM
- \*\* FITTED KITCHEN/DINER AND SEPARATE UTILITY ROOM
- \*\* ENTRANCE DRIVE WITH OFF ROAD PARKING TO DOUBLE GARAGE PLUS SINGLE INTEGRAL GARAGE
- \*\* GENEROUS AND WELL PRESENTED MATURE LANDSCAPED GARDENS SUNNY FACING GARDENS
- \*\* LARGE TIMBER DECKED SEATING RELAXATION AREA AND FURTHER PRIVATE PAVED PATIO PERFECT FOR OUTDOOR ENTERTAINING . LOG STORAGE
- \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZED WINDOWS \*\* LOG BURNING STOVE \*\*





**Entrance Hall 11'2 x 5'10 (3.40m x 1.78m)**

Radiator. Wood block flooring. UPVC double glazed door and window.

**Front lounge 12'2 x 12'10 (3.71m x 3.91m)**

Radiator. UPVC double glazed window to front. Gas fire. Wood block flooring.

**Sitting room 10'11 x 20'6 (3.33m x 6.25m)**

Upvc double glazed Patio doors lead out to decked seating area. Radiator. Wood stove.

**Utility room**

Gas boiler serving hot water and heating system. Door to integral garage and storage hall.

**Fitted kitchen 23'0 x 7'8 (7.01m x 2.34m)**

Tiled flooring. Under stairs storage. 2 x UPVC widows. With a modern range of wall and base units incorporating range cooker. Radiator. Plumbed in washing machine. 1 ½ bowl. Extractor hood. Tiled splash backs.

**Downstairs cloakroom**

W.C., wash hand basin, chrome vertical radiator. Wooden radiator. Tiled floor.

**Dining room 11'7 x 11'5 (3.53m x 3.48m)**

Patio windows. Tiled floor.

**Landing**

Airing cupboard. 2 x radiators.

**Bedroom 2 11'8 x 11'7 (3.56m x 3.53m)**

Radiator. UPVC double glazed window to front. Fitted wardrobe.

**Bedroom 3 11'2 x 11'7 (3.40m x 3.53m)**

UPVC double glazed window to rear.

**Bathroom 6'2 x 9'1 (1.88m x 2.77m)**

Modern suite in white. Spa bath. Chrome heated towel rail. Bowl top fitted vanity unit with cupboards Shower over bath. Shower screen. UPVC double glazed window to side. Tiled walls. Tiled floor.

**Bedroom 1 12'5 x 12'7 (3.78m x 3.84m)**

Radiator. UPVC double glazed window to rear. Fitted wardrobes.

**Bedroom 5/Study 7'10 x 7'11 (2.39m x 2.41m)**

Study. UPVC double glazed window to front. Radiator.

**Bedroom 4 12'2 x 12'9 (3.71m x 3.89m)**

Radiator. UPVC double glazed window to front.

**Outside**

Block paved entrance drive with ample off road parking. Double garage and integral single garage. Side access to extensive well presented landscaped tiered gardens with paved patio, large raised decked seating area enjoying pleasant views. Lower lawn and gravelled gardens level gardens leading down to further wooded area which have been left for privacy. Septic tank shared with next door.

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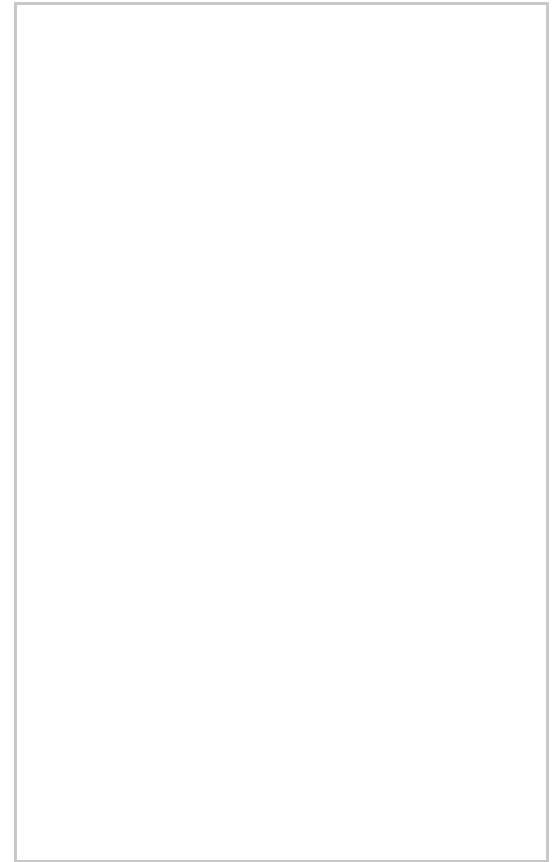
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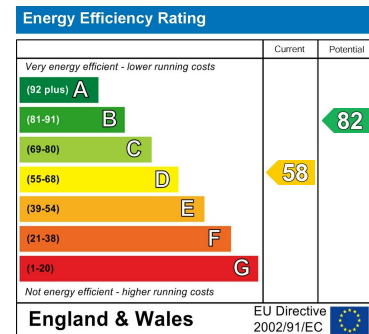
## Area Map



## Floor Plans



## Energy Efficiency Graph



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