



# Llewelyn Street

Aberdare, CF44 8HU

£214,995



- \*\* 3 BED SEMI DETACHED BAY FRONTED FAMILY HOUSE\*\*
- \*\* WITH CHARACTER, CHARM AND FEATURES \*\*
- \*\* IMPRESSIVE ENTRANCE HALL \*\*
- \*\* FAMILY LOUNGE LARGE BAY WINDOW AND LOG BURNING STOVE \*\*
- \*\* FITTED KITCHEN/DINER WITH UTILITY ROOM \*\*
- \*\* DOWNSTAIRS W.C.\*\*
- \*\* UPSTAIRS MODERN BATHROOM WITH FREESTANDING BATH \*\* SPACIOUS LANDING \*\*
- \*\* 2 DOUBLE BEDROOMS AND GOOD SIZE SINGLE ROOM\*\*
- \*\* 3RD BEDROOM IS SPLIT LEVEL WITH STAIRS TO DRESSING ROOM/STUDY OVERLOOKING THE REAR GARDEN
- \*\* GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS \*\*





### Entrance Porch

Front Door.

### Entrance Hall

Attractive quarry tiled floor. Stairs to first floor. Radiator.

### Lounge/Diner 11'5 min 12'3 max x 23'10 into bay (3.48m min 3.73m max x 7.26m into bay)

Upvc double glazed window to front aspect. Log burning stove. Rustic style feature beam over fireplace. Wooden flooring. Two radiators. Window to rear aspect.

### Fitted Kitchen/Diner

With a modern range of wall and base units incorporating, extractor hood, stainless steel sink unit, tiled splash back area, attractive exposed brick feature wall, tiled floor. Upvc door to rear and window to rear garden. Velux roof window.

### Utility Room

Radiator. Tiled floor. Upvc double glazed window to rear. Provision for plumbed in washing machine.

### Downstairs Cloakroom

Wall mounted gas boiler serving hot water and heating system. White suite comprising w.c., wash hand basin.

### Landing

Radiator. Access to loft.

### Bedroom 1 10' x 15'6 (3.05m x 4.72m)

Two upvc double glazed windows to front aspect. Radiator.

### Bedroom 2 10'7 x 9'4 (3.23m x 2.84m)

Upvc double glazed window to rear aspect. Attractive feature fire surround. Radiator.

### Bedroom 3 7'4 x 9' (2.24m x 2.74m)

Upvc double glazed window to side aspect. Split level with access to a perfect dressing room/study area with upvc double glazed window overlooking rear garden. Built-in wardrobe.

### Study/Playroom 6'7 x 10' max floor measurements (2.01m x 3.05m max floor measurements)

### Family Bathroom 9'8 x 6'5 (2.95m x 1.96m)

Modern suite in white comprising freestanding bath, wash hand basin and w.c., double glazed window to rear aspect. Radiator. Wooden floor.

### Outside

side access to rear garden with steps up to patio area, artificial grass garden area with further enclosed seating area. Wooden garden summerhouse

### Tenure

Freehold

### Disclaimer

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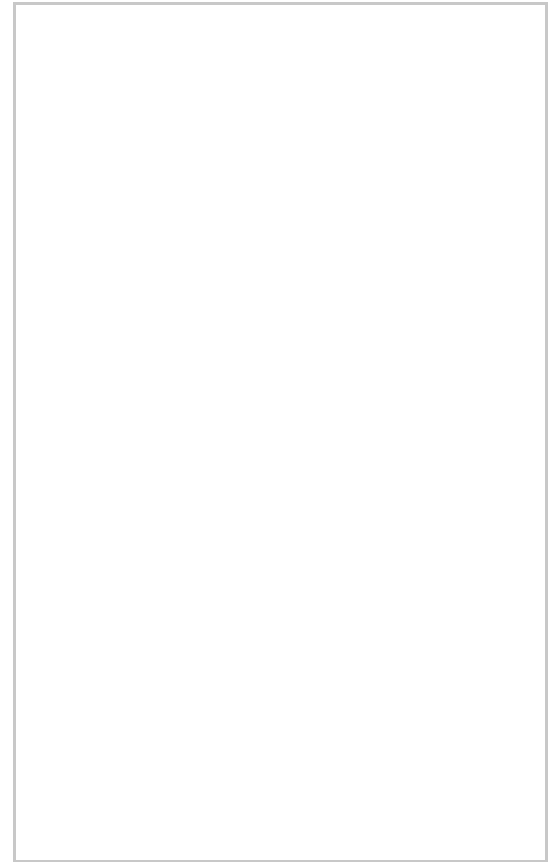
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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