



Merthyr Road

Llwydcoed, Aberdare, CF44 0UT

£385,000



Situated in the much sought after Merthyr Road of Llwydcoed, Aberdare, this substantial semi-detached family home is a true gem waiting to be discovered. Boasting three bedrooms and three reception rooms, this property offers ample space for comfortable living and entertaining.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the house. The modern fitted family-size kitchen, utility room, and downstairs cloakroom provide convenience and functionality for everyday living.

Upstairs, you will find three double bedrooms, dressing room and walk-in wardrobe including the main bedroom with patio doors leading out onto a balcony that offers stunning views of the picturesque countryside. The family-size upstairs bathroom and ensuite shower room add a touch of comfort to this lovely home.

Parking for three vehicles, making coming home a breeze. Additionally, the property features a large Garage & Workshop with fixed staircase leading to an attic room presents an exciting opportunity for studio, home office, games room and Gym. Good size well presented gardens with excellent size level paved seating area, lawned garden with rural views to rear aspect. Council Tax Band E

With gas central heating and double-glazed windows. We are advised that the property is Freehold



Entrance Hall

Stairs to first floor

Sitting room 11'2 x 15' (3.40m x 4.57m)

Attractive upvc double glazed window bay window overlooking front garden. Radiator. Fire surround with gas fire insert.

Family Lounge 24'11x10'9 (7.59mx3.28m)

Double glazed patio window to front garden. 2 x Radiator. Fire surround with electric fire insert.

Dining Rom 12'4 x10'4 min 13'5 max into recess (3.76m x3.15m min 4.09m max into recess)

Radiator.

Fitted Kitchen/Diner 15'8 x 9'9 (4.78m x 2.97m)

With a modern range of wall and base units incorporating range cooker, 1 1/2 bowl stainless steel sink unit, extractor hood, dishwasher,. Radiator. 3 upvc double glazed windows and door to rear aspect.

Uility Room 11'3 x 8'10 (3.43m x 2.69m)

Stainless steel sink unit. Double glazed window.

Downstairs Cloakroom

With modern suite comprising wash hand basin and w.c.,

Landing

Walk-in Wardrobe

With a range of fitted shelves and hanging rails

Boiler Cupboard

Wall mounted gas boiler serving hot water and heating system.

Walk through Dressing Room 11' x 6' (3.35m x 1.83m)

With a modern range of fitted wardrobes. Radiator.

Bedroom 1 9'8 x 9'8 (2.95m x 2.95m)

Upvc double glazed patio doors leading to balcony enjoying countryside views.

En-suite Shower Room

With shower cubicle. Upvc double glazed window to rear aspect.

Large Family Bathroom 11'8 x 11'4 (3.56m x 3.45m)

Modern suite in comprising corner bath, w.c., wash hand basin and bidet. Vertical radiator. Separate shower cubicle. Upvc double glazed window to rear aspect.

Separate W.C.

With modern suite comprising w.c., wash hand basin. Double glazed window to side aspect.

Bedroom 2 12'1 x 11'5 min 13'9 into bay (3.68m x 3.48m min 4.19m into bay)

Upvc double glazed window to front aspect. Radiator.

Bedroom 3 10' x 13'10 (3.05m x 4.22m)

Radiator. Fitted wardrobes. Upvc double glazed window to front aspect.

Declaration Of Personal Interest

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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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