



Clwyd Avenue

Aberdare, CF44 0LG

£279,995



Welcome to Clwyd Avenue, Pant Farm, Cwmbach, Aberdare - a charming semi-detached house that exudes warmth and comfort, perfect for a growing family. This well-presented property boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones. With four bedrooms, including a ground floor extension with a modern en-suite shower room, there is ample space for everyone to enjoy their own privacy.

The first floor features two double bedrooms and a good-sized single, along with a modern bathroom for added convenience. The level lawned gardens surrounding the property provide a peaceful retreat, perfect for outdoor activities or simply basking in the sun.

Parking space for two vehicles, including a garage with a driveway. The modern well-equipped fitted kitchen is spacious, while the conservatory offers a tranquil spot to enjoy views of the private rear garden.

Located in a popular residential estate, this property is close to local schools, bus stops, and amenities, making daily life a breeze. With gas central heating and double-glazed windows.

Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of comfort and convenience at Clwyd Avenue.



Hallway

Amtico flooring. Radiator. Stairs.

Kitchen 12'7 x 9'8 (3.84m x 2.95m)

Tiled flooring. UPVC double glazed window to rear. Fitted kitchen. Integrated washing machine and fridge freezer. Cooker. Induction hob.

Inner porch

UPVC double glazed door leading to rear garden. Gas combi boiler.

Downstairs bedroom 12'8 x 8'9 (3.86m x 2.67m)

UPVC double glazed window to front. Carpet to floor. Double radiator.

Ensuite Shower Room

Modern suite comprising W.C. Wash hand basin. Walk-in shower. Heated towel rail. Tiled flooring.

Lounge 13'2 x 20'0 (4.01m x 6.10m)

UPVC double glazed window to front. Carpet to floor. Gas fire. Radiator x 2.

Conservatory 10'0 x 12'2 (3.05m x 3.71m)

UPVC double glazed windows. Tiled flooring. Radiator

Landing

UPVC double glazed window to side. Carpet to floor.

Separate W.C.

UPVC double glazed window to side. Radiator. Tiled flooring.

Modern Bathroom

Heated towel rail. Tiled flooring. Bath with overhead shower and shower screen. Vanity sink unit. UPVC double glazed window to rear.

Bedroom 1 11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window to front. Carpet to floor. Fitted wardrobes. Radiator.

Bedroom 2 12'2 x 9'4 (3.71m x 2.84m)

UPVC double glazed window to rear. Carpet to flooring. Fitted cupboard. Radiator.

Bedroom 3 6'10 x 9'7 (2.08m x 2.92m)

UPVC double glazed window to front. Carpet to floor. Storage area. Radiator.

Garden

Front garden with gate giving access to generous enclosed lawned gardens, garage and driveway.

Declaration Of Personal Interest

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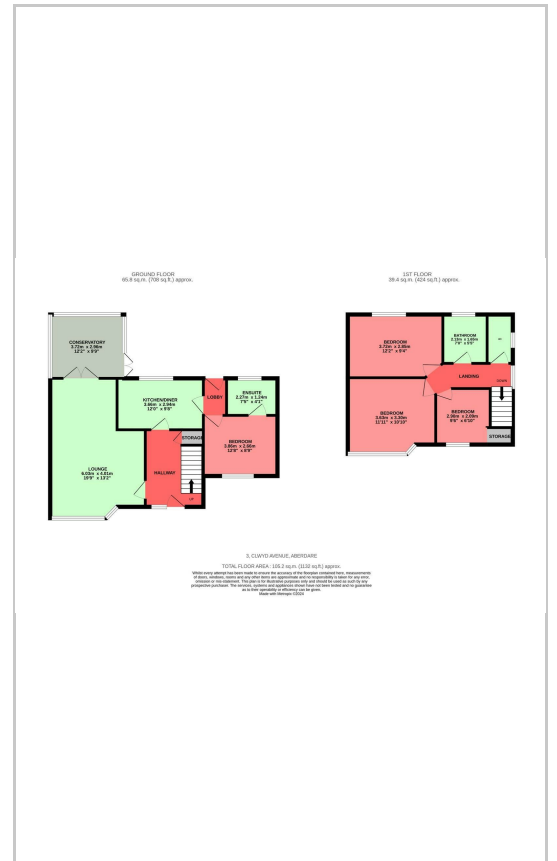
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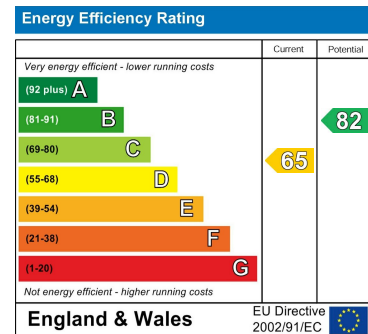
Area Map



Floor Plans



Energy Efficiency Graph



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