



Forge Trip

Aberdare, CF44 0RW

£259,995



Located in the sought after area of Forge Trip, Abernant, this delightful cottage boasting 2 reception rooms, 4 bedrooms 2 bathrooms is offered for sale with no onward chain.

As you step inside, you are greeted by an entrance hall a cosy lounge, a snug for relaxing evenings, and a convenient boot room. Large modern fitted kitchen/diner opens out on to the patio garden, utility room with great storage space. The downstairs toilet adds a touch of convenience to this lovely home.

This well presented renovated end of terrace cottage beautifully blends contemporary updates with original features, creating a warm and inviting atmosphere. The underfloor heating and double glazed windows ensure comfort and energy efficiency throughout the seasons.

Outside, the well-presented cottage garden provides a peaceful retreat with privacy and a picturesque backdrop of a tranquil stream. With parking space for 3 vehicles. Council Tax Band C

The semi-rural location offers the best of both worlds, allowing for a country lifestyle while being within easy walking distance of the town and schools. The excellent size bedrooms and modern bathrooms, including an ensuite shower room, cater to both comfort and style.



Entrance Hall

Stairs to first floor. Tiled floor. Underfloor heating.

Downstairs Toilet

Upvc double glazed window to side aspect. W.C., wash hand basin in white. Underfloor heating.

Utility Room/Laundry Room

Upvc double glazed window to side aspect. Provision for plumbed in washing machine and tumble dryer. Storage cupboard. Wall mounted gas boiler serving hot water and heating system. Underfloor heating

Fitted Kitchen/Diner

With a modern range of wall and base units incorporating sink unit, gas hob and electric oven, extractor hood, microwave, dishwasher. Tiled Floor. Underfloor heating. Upvc double glazed patio doors to garden.

Snug 11 x 6'4 (3.35m x 1.93m)

Upvc double glazed window to rear. Underfloor heating. Built in wall unit.

Rear Porch/Boot Room 7'8 x 5'2 (2.34m x 1.57m)

With a range of fitted storage cupboards. Upvc double glazed door and window to rear garden.

Family Lounge 13' x 14'4 (3.96m x 4.37m)

Two double glazed windows to front aspect. Log burning stove. Tiled floor. Underfloor heating. Original stone staircase feature.

landing

Carpet to floor.

Bedroom 1 13'2 x 10'4 (4.01m x 3.15m)

Two glazed window to front aspect. Radiator.

Walk in wardrobe

With hanging rails and storage. Electric light.

En-suite Shower Room

Modern suite comprising shower enclosure, w.c., wash hand basin. Double glazed window to front aspect.

Family bathroom 9' x 9' (2.74m x 2.74m)

With modern suite in white comprising vanity wash hand basin, bath, shower enclosure. w.c., radiator. Double glazed window to front aspect.

Bedroom 2 15'2 x 13'7 (4.62m x 4.14m)

Two Upvc double glazed window to rear aspect. Radiator.

Bedroom 3/Study 10'10 x 6'2 (3.30m x 1.88m)

Upvc double glazed window to rear aspect. Radiator.

Landing

Carpet to floor

Attic Room 11'9 x 11'9 (3.58m x 3.58m)

Eaves storage. Radiator. Velux window.

Attic Room 9'2 x 14'6 (2.79m x 4.42m)

Radiator. Eaves Storage space. Velux window.

Outside

Carport to the side of the property with off road parking for 3 cars. Front garden with side access to enclosed paved courtyard. Private enclosed rear garden laid to patio with outside storage sheds.

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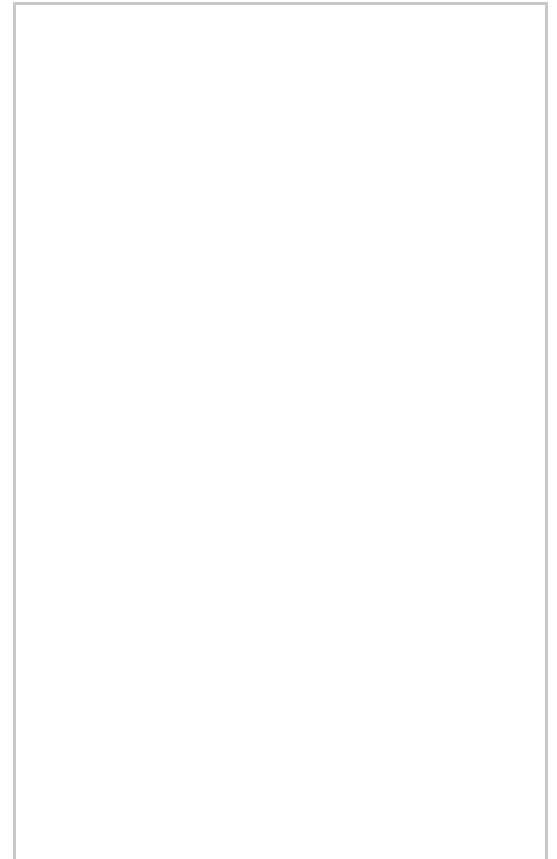
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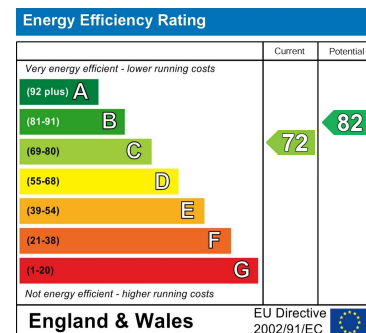
Area Map



Floor Plans



Energy Efficiency Graph



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