



# Cenarth Drive

Aberdare, CF44 0NH

£294,995



Cenarth Drive, Cwmbach Aberdare, this charming detached bungalow is a true gem waiting to be discovered. Boasting 2 reception rooms and 3 bedrooms, this property offers ample space for comfortable living. The generous living accommodation includes 3 good-sized bedrooms, a bathroom, and a shower room, ensuring that there is plenty of room for the whole family.

The property's standout feature is its elevated position, offering views of the local countryside. Imagine waking up to the sight of rolling hills and lush greenery right from your doorstep. Additionally, the ample off-road parking for 3 vehicles and a garage provide convenience and peace of mind for car owners.

The fitted kitchen/diner is perfect for whipping up delicious meals, while the large family lounge/diner and conservatory offer ideal spaces for relaxation and entertaining guests. With UPVC double glazed windows and gas central heating, comfort and energy efficiency are guaranteed throughout the year.

Situated in a sought-after location, this bungalow is within easy reach of a primary local school, amenities, country walks, and a local bus route, making it a convenient choice for families and professionals alike. The property is also freehold, offering security and peace of mind to potential buyers.



### Hallway

Radiator. Loft access housing boiler.

### Kitchen/diner 11'6 x 17'9 (3.51m x 5.41m)

With a modern range of wall and base units. Radiator. Gas hob and double oven. Extractor fan. Upvc double glazed window to rear aspect.

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

Modern suite in white comprising wash hand basin. w.c., Storage cupboards. UPVC double glazed window to side. Chrome heated towel rail. Radiator.

### Lounge 22'8 x 17'9 max l shaped (6.91m x 5.41m max l shaped)

Feature stone fireplace incorporating t.v. and lamp platform. Radiators x 2. UPVC double glazed window to side. Electric fire. Patio sliding doors to conservatory. Built-in bar corner bar.

### Conservatory

Under floor heating. Tiled floor. Upvc double glazed windows and doors.

### Shower room 7'9 x 9'8 (2.36m x 2.95m)

Vanity wash hand basin, w.c., shower cubicle. radiator.

### Bedroom 1 10'2 x 11'1 (3.10m x 3.38m)

Radiator. UPVC double glazed window to side. Fitted wardrobe. Walk in wardrobe and deep storage cupboard.

### Bedroom 2 9'10 x 8'3 (3.00m x 2.51m)

Radiator. UPVC double glazed window to front.

### Bedroom 3 10'2 x 8'2 (3.10m x 2.49m)

Radiator. UPVC double glazed window to front.

### Front garden

Well maintained lawn. Paved driveway with multiple off road parking.

### Rear Garden

Side access to both sides of the property. Good size rear garden with paved patio area and lawn area.

### Garage

Up and over door. Power and lighting.

### Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

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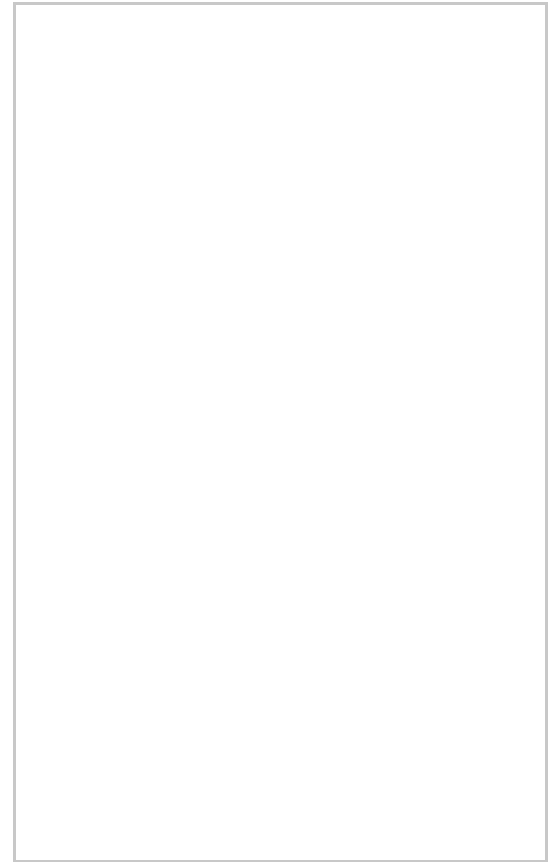
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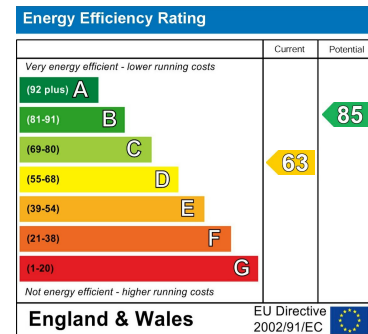
## Area Map



## Floor Plans



## Energy Efficiency Graph



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