



## Cwmdare Road

Aberdare, CF44 8RD

Offers Over £300,000



Cwmdare Road in Cwmdare, Aberdare, this exceptionally well-presented deceptively spacious 3-bedroom semi-detached property. Boasting not only 2 reception rooms but also 2 bathrooms, this property offers ample space for comfortable living.

Situated in a much sought-after residential location, this home is conveniently close to schools and the picturesque Dare Valley Country Park, perfect for those who appreciate the great outdoors. As you step inside, you are greeted by an inviting entrance hall leading to a cosy sitting room/bedroom and a luxury modern bathroom.

The open-plan fitted kitchen/diner/lounge is a highlight of this property, offering a seamless flow and patio doors that open up to the easy-to-maintain gardens, where you can enjoy excellent country views. Upstairs, the spacious master bedroom awaits, complete with fitted wardrobes and an en-suite shower room with 2 further bedrooms.

In addition to the delightful living spaces, this property also features a larger-than-average garage with off road parking and outside office space, providing versatility for various needs. With the comfort of gas central heating and double-glazed windows, this home ensures warmth and energy efficiency all year round.



### Entrance Porch

Upvc double glazed front door

### Entrance Hall

Radiator with access to sitting room, bathroom and Lounge.

### Sitting Room/Bedroom 10'1 x 15'2 (3.07m x 4.62m)

Large upvc double glazed bay window. Radiator.

### Modern family bathroom

Modern suite in white comprising freestanding bath, vanity wash hand basin and w.c., 2 x upvc double glazed windows to side aspect. Tiled walls and tiled floor.

### Lounge/Diner/fitted Kitchen 17' x 39'8 (5.18m x 12.09m)

Upvc double glazed bay window to front aspect. Modern wall mounted fire. 3 x radiators. Understairs storage cupboard. Glass balustrade staircase. Upvc double glazed patio doors to rear garden. Modern fitted kitchen with a range of wall and base units incorporating range cooker, fridge/freezer, cooker hood, sink unit. breakfast bar. Upvc double glazed window looking onto rear garde.

### Utility Room 4'3 x 10' (1.30m x 3.05m)

Radiator. Upvc double glazed window. Provision for plumbed in washing machine.

### Landing

Velux window

### Bedroom 1 16'10 x 13'6 (5.13m x 4.11m)

Upvc double glazed window to rear aspect. 2 x radiators. Built-in wardrobes. Walk-in storage cupboard housing gas boiler serving hot water and heating system.

### En-suite Shower Room

Modern suite in white comprising shower enclosure, vanity wash hand basin, w.c., chrome heated towel rail. Double glazed window to rear aspect.

### Bedroom 2 10'7 x 13'6 floor measurement (3.23m x 4.11m floor measurement)

Radiator. Velux window. Built-in wardrobe.

### Bedroom 3 9'4 x 10'5 max floor measurments (2.84m x 3.18m max floor measurments)

Radiator. Velux window.

### Outside

Neat easy maintenance garden with artificial grass, paved seating area enjoying views of surrounding countryside. Outside lighting. Door to garage and office.

### Garage 17'6 x 13'7 (5.33m x 4.14m)

Large detached garage and office to rear with remote control doors, power and lighting connected.

### Office 10'6 x 17'5 (3.20m x 5.31m)

Power and light connected.

### 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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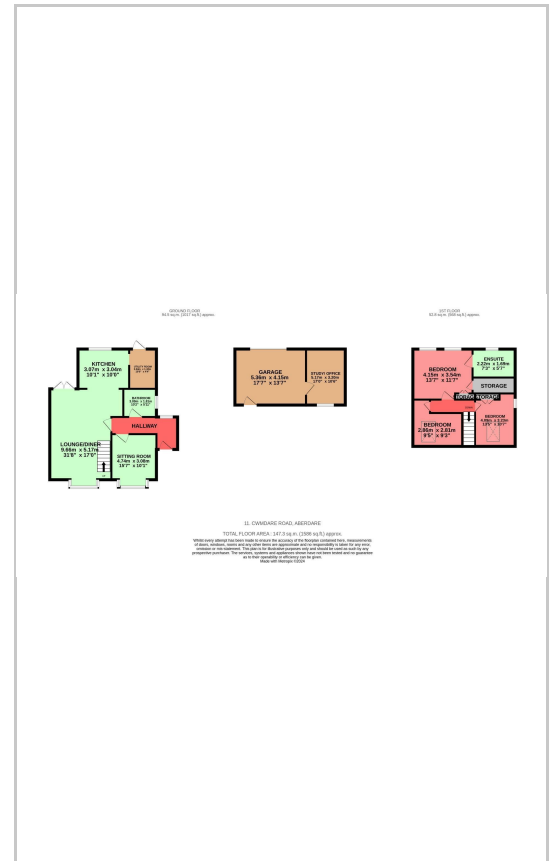
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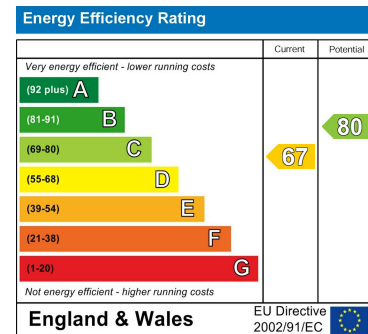
## Area Map



## Floor Plans



## Energy Efficiency Graph



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