



Y Dolydd

Aberdare, CF44 8EX

£349,995



Nestled in the sought-after village of Cwmdare, this stunning detached house in Y Dolydd, Aberdare, offers a perfect blend of modern living. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this property is ideal for a growing family.

As you step into this modern home you are greeted by an inviting entrance hall leading to a well-equipped modern kitchen and dining room. The patio doors open to beautifully landscaped gardens, perfect for enjoying a morning coffee or hosting summer gatherings. The former garage has been cleverly turned into a games room or playroom, providing extra space for entertainment.

Upstairs, you'll find 4 generously sized bedrooms, including a master bedroom with an en-suite shower room for added convenience. The family bathroom features both a bath and a separate shower, catering to all your needs.

This property is not only aesthetically pleasing but also practical, with gas central heating and UPVC double glazed windows ensuring warmth and energy efficiency throughout the year. Built by WDL Homes, this



Entrance Hall

Upvc double glazed front door. Radiator. Stairs to first floor.

Cloakroom

Modern suite in white comprising w.c., wash hand basin, radiator.

Lounge 17'2 x 10'11 (5.23m x 3.33m)

Double glazed window to front aspect. 2 radiators, modern wall mounted electric fire.

Fitted Kitchen 12' x 8' (3.66m x 2.44m)

With a modern range of wall and base units incorporating gas hob, electric oven, extractor hood, wine rack, sink unit, built-in fridge and freezer, dishwasher.

Dining Room 10'11 x 10'9 (3.33m x 3.28m)

Double glazed patio doors to rear garden. Radiator.

Utility room

Modern wall and base units, wall mounted gas boiler serving hot water and heating system. Sink unit, provision for plumbed in washing machine and tumble dryer. Radiator.

Games Room/Playroom 18'11 x 9'10 (5.77m x 3.00m)

Upvc double glazed patio doors to front. Built-in bar. Radiator,

landing

Airing cupboard. Access to attic with pull down ladder. Light connected. Part boarded floor.

Bedroom 1 11 x 14'4 (3.35m x 4.37m)

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

En-suite Shower room

Modern suite in white comprising shower enclosure, vanity wash hand basin, radiator. tiled walls. Double glazed window.

Bedroom 2 10'6 x 12'5 (3.20m x 3.78m)

Upvc double glazed window. Radiator.

Bedroom 3 10'6 x 10'11 (3.20m x 3.33m)

Radiator. Upvc double glazed window to rear aspect.

Family Bathroom

Modern suite in white comprising bath, wash hand basin and w.c., shower enclosure. Radiator. Tiled walls.

Bedroom 4 11'5 x 9'6 max 7'4 min (3.48m x 2.90m max 2.24m min)

Radiator. Upvc double glazed window.

Tenure

The property is Freehold so we are advised.

Outside

Off road parking and side access to enclosed well presented gardens.

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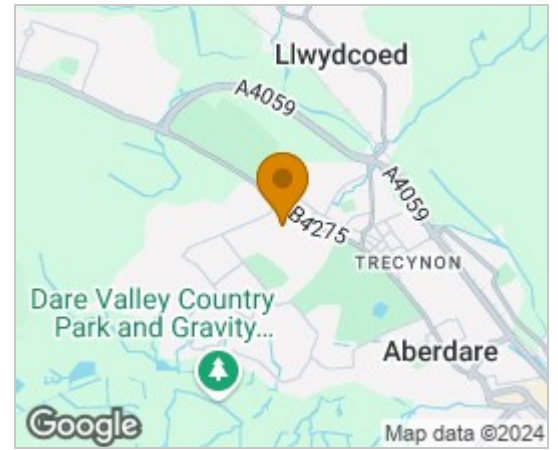
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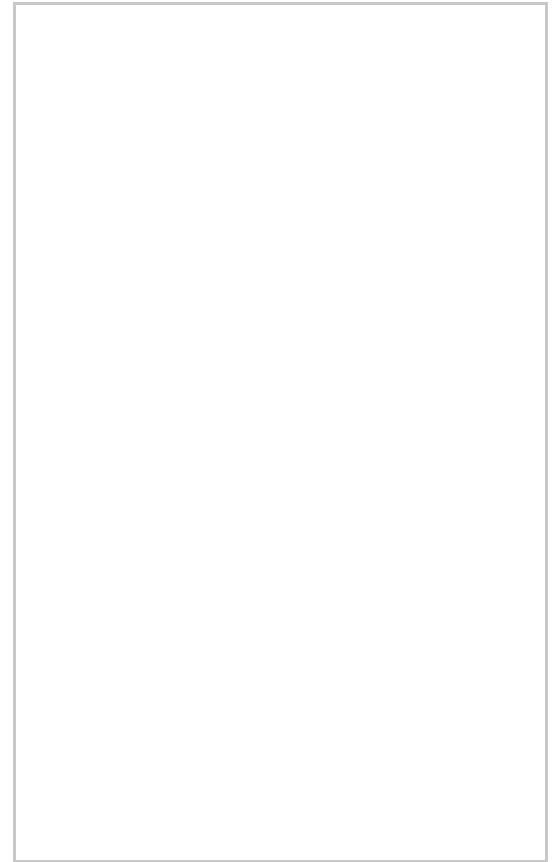
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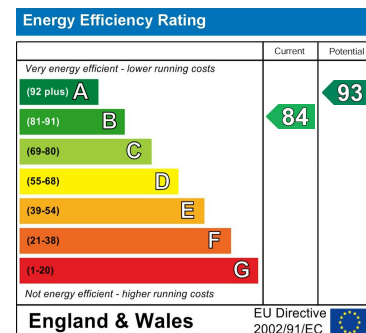
Area Map



Floor Plans



Energy Efficiency Graph



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