



# Gwawr Street

Aberdare, CF44 6YP

£214,995



Situated in the village of Aberaman, on the popular Gwawr Street, this modern detached house, boasting three good size bedrooms, this property offers ample space for a growing family.

As you step inside, you are greeted by a generous living room, perfect for relaxing in peace and quiet after a long day. The kitchen-diner, featuring integrated appliances and French doors that open up to the rear garden, ideal for enjoying al fresco meals.

The principal bedroom is a good size with built-in storage to keep your space clutter-free. The two additional bedrooms are equally spacious, providing flexibility for various needs such as a home office or a hobby room. The modern family bathroom is elegantly appointed, offering a refreshing shower over the bath.

Outside, the low-maintenance garden offers retreat, complete with a purpose-built BBQ area, perfect for entertaining friends and family. With parking space for two vehicles, you'll never have to worry about finding a spot after a long day.

Conveniently located near the town centre, schools, and transport links, this property combines comfort with practicality, making it an ideal place to call home.



### Entrance Hall

Tiled floor. Radiator.

### Cloakroom

W.C. Wash hand basin. Radiator.

### Lounge 13'10 x 14'4 (4.22m x 4.37m)

Radiator. Double glazed window to front aspect.

### Kitchen/Diner 20'9 x 11'2 (6.32m x 3.40m)

Tiled floor. Stainless steel sink. UPVC double glazed window. Gas hob and electric oven. Patio doors. Radiator. Full length fridge and freezer. Integrated dishwasher. Gas boiler. Understairs storage.

### Landing

### Bedroom 1 17'1 max 9'11 min x 12'8 (5.21m max 3.02m min x 3.86m)

L Shaped. Radiator. 2 x UPVC double glazed windows to front. Walk in wardrobe.

### Bedroom 2 10'4 x 9'8 (3.15m x 2.95m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3 10'2 x 9'8 (3.10m x 2.95m)

Radiator. UPVC double glazed window to rear.

### Modern Bathroom 7'3 x 9'2 (2.21m x 2.79m)

Modern suite in white comprising Vanity wash hand basin. W.C. Mirror. Bath. Shower over bath. Chrome towel rail. Velux window.

### Outside

Side access both sides. Outside tap. Built in BBQ. Off road parking to front.

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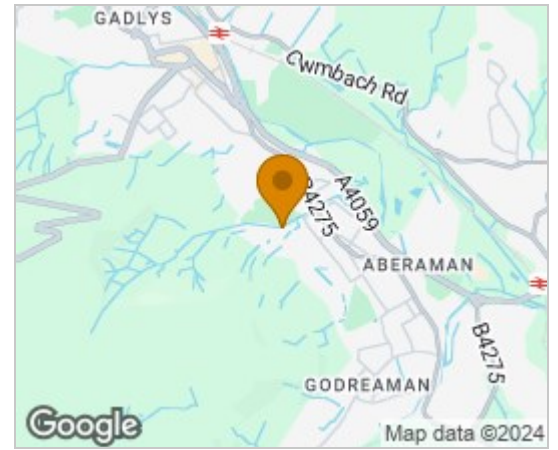
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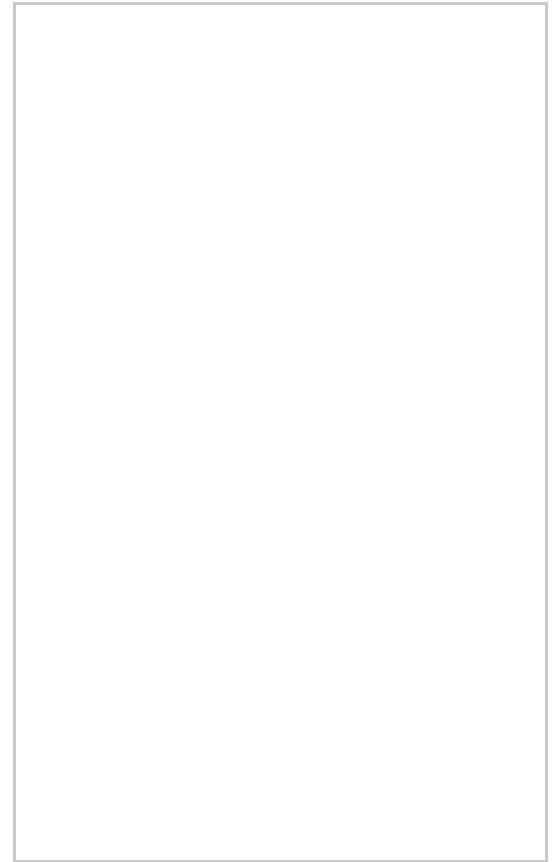
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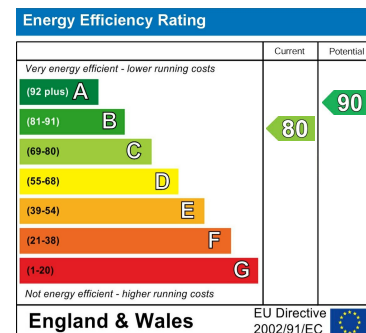
## Area Map



## Floor Plans



## Energy Efficiency Graph



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