



# Rhodfa Crawshay

Cwmdare, Aberdare, CF44 9BS

£237,995



Highly desirable WDL Homes College Gardens development in Cwmdare, Aberdare, this stunning 3-bedroom semi-detached property on Rhodfa Crawshay is a true gem waiting to be discovered.

As you step into this immaculately presented "Pembroke" style home, you are greeted by a perfect blend of space and style. The well presented Kitchen/Breakfast area..

The spacious living room is a haven of natural light, creating a warm and welcoming atmosphere that is perfect for relaxing or entertaining. Open the French doors and step out into the generously sized garden.

Venture upstairs to discover 3 beautiful bedrooms. The principal bedroom is a luxurious retreat with built-in wardrobes, while the second bedroom offers ample space for relaxation. The third bedroom, currently used as a home office, provides versatility to suit your needs.

The family bathroom is elegantly designed, featuring a shower over the bath for your convenience. Additionally, a separate WC on the ground floor adds to the practicality of this charming home.





### Entrance Hall

Stairs to first floor. radiator.

### Cloakroom

Modern suite in white comprising W.C. Wash hand basin. UPVC double glazed window to side. Radiator.

### Lounge 15'1 x 13'8 (4.60m x 4.17m)

Radiator x 2. Under stairs storage. Patio doors to rear garden.

### Fitted Kitchen/Breakfast area 12'1 x 8'0 (3.68m x 2.44m)

Modern wall and base units. Gas hob. electric oven. Integrated dishwasher and fridge/freezer. Wall mounted gas boiler. Provision for washing machine. UPVC double glazed window to front. Radiator.

### Landing

Ladder access to loft space.

### Modern bathroom

Modern suite in white comprising bath. Wash hand basin. W.C. Radiator. Shower over bath. Shower screen.

### Bedroom 1 13'0 x 9'7 (3.96m x 2.92m)

Radiator. Double wardrobe. Airing cupboard. Double glazed window to front aspect.

### Bedroom 2 8'3 x 10'6 (2.51m x 3.20m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3 7'0 x 6'6 (2.13m x 1.98m)

Radiator. UPVC double glazed window to front.

### Outside

Outside, the property boasts a sizeable driveway with parking for multiple vehicles. The expansive rear garden is a private sanctuary, combining a patio area with a lawn where you can enjoy the sunshine in peace and seclusion.

### Disclaimer

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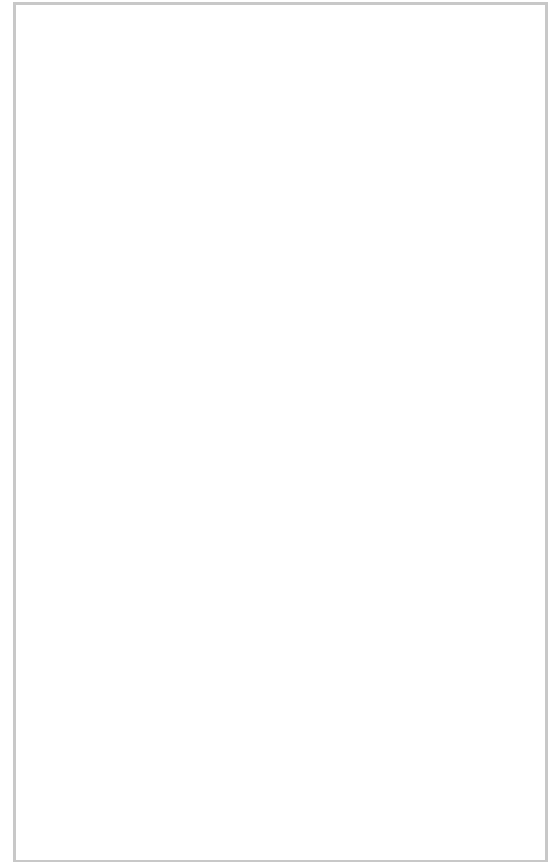
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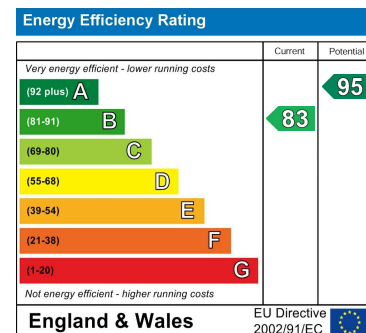
## Area Map



## Floor Plans



## Energy Efficiency Graph



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