



Cwmynysminton Road

Aberdare, CF44 0UP

£479,995



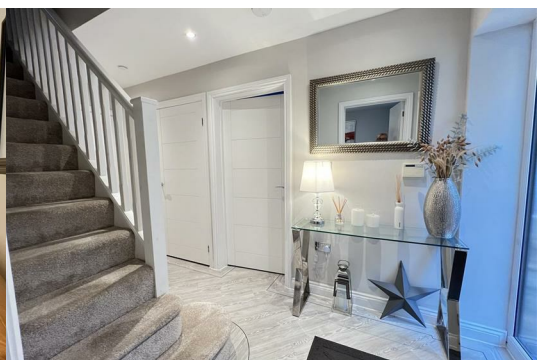
Welcome to this stunning 4-bedroom detached family house located on Cwmynysminton Road in Llwydcoed. Built in 2020, this property boasts a perfect location with picturesque stream views, making it a dream home for those seeking tranquility and natural beauty.

As you step into the house, you are greeted by an inviting entrance hall leading to two reception rooms, a study, a lounge, and a convenient downstairs w.c. and utility room with access to garage. The large open plan fitted kitchen/diner and seating area is a highlight, featuring bi-folding doors that open to the low-maintenance gardens, perfect for entertaining guests or enjoying a peaceful morning coffee.

Upstairs, you will find three spacious double bedrooms, each with fitted wardrobes for ample storage. The master bedroom comes with an en-suite shower room, while the family bathroom offers both a bath and a separate shower cubicle, catering to all your needs.

Parking will never be an issue with off-road parking for 3 cars and a good-sized single garage. The underfloor heating on the ground floor ensures a cosy atmosphere throughout the house, while the cream UPVC double glazed windows add a touch of elegance.

Situated in a much sought-after location with country lane access, this property offers a semi-rural position while still being close to local schools, shops, and scenic country walks. Don't miss the opportunity to make this exceptional property your new home.



Entrance Hall

Stairs to first floor. Composite front door. Under flooring heating.

Lounge

Upvc double glazed window to front aspect. Under flooring heating

Study

Upvc double glazed window to front aspect. Underfloor heating.

Downstairs Cloakroom

With vanity wash hand basin and w.c., wall mounted mirror.

Fitted kitchen/Diner/Seating Area

With a good range of modern wall and base units incorporating, electric oven and induction hob, extractor hood, integrated fridge and freezer, wine cooler, dishwasher. Built-in island with sink unit, granite worktop surface. Bi folding double glazed doors to rear garden.

Utility Room

Sink unit, wall and base units. Provision for plumbed in washing machine and tumble dryer. Double glazed window to side aspect. Door to Garage.

Landing

Airing cupboard with radiator. Pull down ladder access to loft.

Bedroom 1

Fitted wardrobes. Upvc double glazed window to front aspect.

En-suite shower room

Upvc double glazed window to side aspect. Vanity wash hand basin and w.c., shower enclosure. Tiled walls and tiled floor. Chrome heated towel rail.

Bedroom 2

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

Family Bathroom

With modern suite in white comprising bath, vanity wash hand basin and w.c., shower enclosure. Chrome heated towel rail. Upvc double glazed window to rear aspect.

Bedroom 3

Upvc double glazed window to rear aspect. fitted wardrobes. Radiator.

Bedroom 4

Upvc double glazed window to rear aspect. Radiator.

Garage

With remote control roller shutter doors. Power and light connected. Wall mounted gas boiler serving hot water and heating system.

Tenure

Freehold

Outside

Front block paved driveway with parking for 3 cars. Outside tap. Outside lighting. Side access to enclosed rear garden with raised decked seating area, glass balustrade overlooking stream. Artificial grass and raised flower and plant borders. Outside electric points.

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The Property Misdescription Act 1991

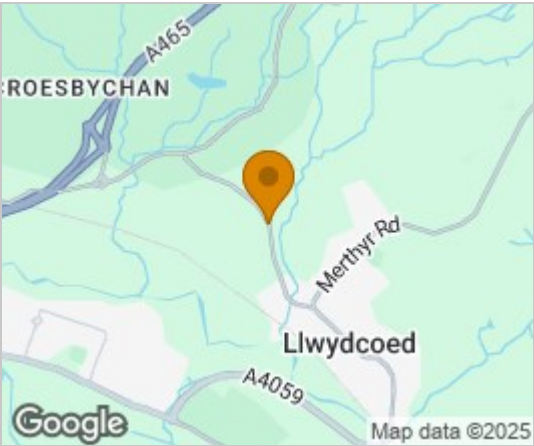
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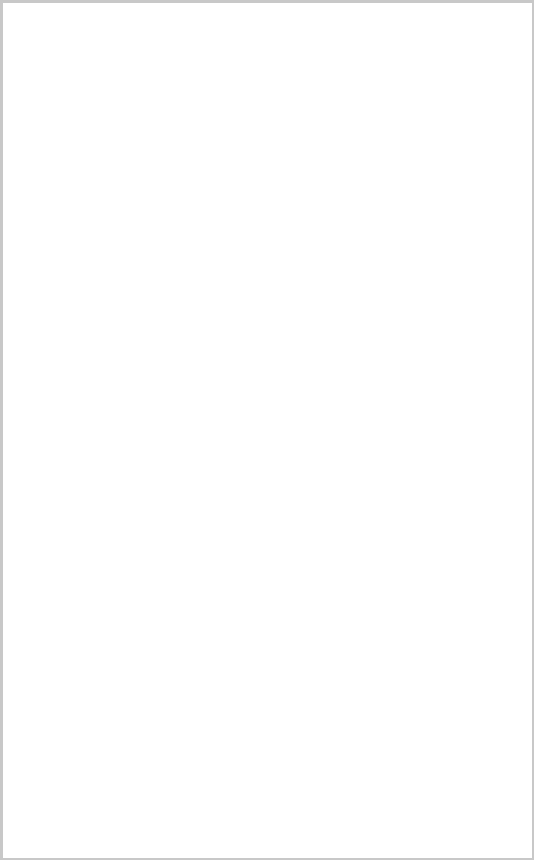
Declaration Of Personal Interest

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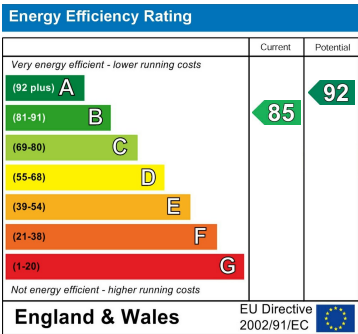
Area Map



Floor Plans



Energy Efficiency Graph



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