



The Ridings

Aberdare, CF44 8AQ

£249,995



Welcome to The Ridings, Aberdare - a stunning location offering a modern 3-bedroom detached house with breathtaking views overlooking the country park. This property boasts a spacious lounge, a fitted kitchen/diner with patio doors opening to the garden, and an entrance hall with downstairs cloakroom.

As you make your way upstairs, you'll find three bedrooms, perfect for a growing family or those in need of extra space. The family fitted bathroom and en-suite shower room provide convenience and comfort, ensuring everyone's needs are met.

With gas central heating and UPVC double glazed windows, this house is not only stylish but also energy-efficient, keeping you warm during the colder months. Parking is a breeze with a garage, and off-road parking available.

Imagine enjoying the fresh air from the raised decked seating area with a charming summerhouse, perfect for relaxing or entertaining guests. This property truly offers a blend of modern living with the tranquillity of nature right at your doorstep.



Entrance Hall

Radiator.

Cloakroom

Modern suite in white comprising vanity wash hand basin and w.c.

Lounge 13'5 x 16'5 (4.09m x 5.00m)

Upvc double glazed window to front aspect. Radiator. Tiled floor

Fitted Kitchen/Diner 16'5 x 9'9 (5.00m x 2.97m)

Under stairs storage. Modern range of wall and base units incorporating electric induction hob and oven. Extractor hood. Integrated dishwasher and washing machine. Upvc double glazed window and patio doors to rear garden enjoying rural views.

Landing

Bedroom 1 10'3 x 11'5 (3.12m x 3.48m)

Upvc double glazed window. Radiator.

En-suite Shower Room

Modern suite in white comprising vanity wash hand basin and w.c., shower cubicle. Chrome heated towel rail.

Bedroom 2 10'3 x 9'3 (3.12m x 2.82m)

Upvc double glazed window. Radiator.

Bedroom 3 6'9 x 7'11 (2.06m x 2.41m)

Radiator. Upvc double glazed window

Main Bathroom

Modern suite in white comprising W.C. Vanity wash hand basin. bath with shower over.

Garage

Power and light connected.

Outside

Hard standing to front with off road parking. entrance drive to garage with power and light connected. Rear garden with raised decked seating area and glass balustrade enjoying superb views over the Dare Valley Country Park. Summerhouse with power connected.

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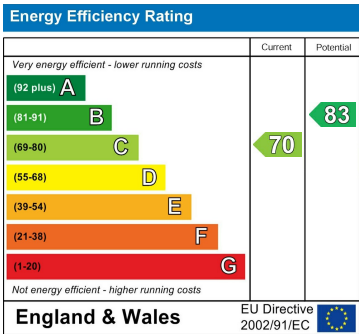
Area Map



Floor Plans



Energy Efficiency Graph



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