



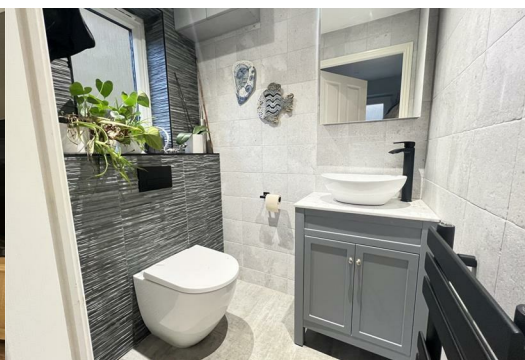
The Oaks

Aberdare, CF44 8BZ

£339,000



Desirable residential estate of The Oaks, Landare, Aberdare, this truly spacious four-bedroom detached family home with double garage offers an exceptional living experience. The property is conveniently located within easy walking distance of local primary and secondary schools, as well as the picturesque Dare Valley Country Park, making it an ideal choice for families seeking both comfort and accessibility. Upon entering, you are greeted by a welcoming entrance hall that leads to three generously sized reception rooms, perfect for entertaining guests or enjoying family time. The heart of the home is the expansive fitted kitchen/diner, which provides ample space for culinary pursuits and family gatherings. A utility room and a downstairs cloakroom add to the practicality of this well-designed layout. Upstairs, you will find three double bedrooms, each with fitted wardrobes, alongside a good-sized single bedroom. The master bedroom boasts a modern en-suite shower room, ensuring privacy and convenience. A family bathroom serves the remaining bedrooms, providing a well-appointed space for relaxation. The property benefits from gas central heating, solar panels and double-glazed windows and doors, ensuring warmth and energy efficiency throughout the year. Outside, the elevated position of the house is complemented by a generous paved patio and a mature garden, creating a delightful outdoor space for children to play or for hosting summer barbecues. With parking available which includes the double garage, this home combines practicality with elegance.



Entance Hall

Stairs to first floor. Radiator. Understairs storage

2nd Sitting Room 16' x 7'10 (4.88m x 2.39m)

Upvc double glazed window to front aspect. Radiator.

Lounge 16'6 x 10'7 (5.03m x 3.23m)

Upvc double glazed window to front aspect. Multi fuel stove. Radiator. Double doors give access to Kitchen

Fitted Kitchen/Diner 20'1 x 10' (6.12m x 3.05m)

With a modern range of wall and base units, belfast sink, cooking is by electric, vertical radiator. Upvc double glazed window to rear aspect. Provision for plumbed in dishwasher. Breakfast bar.

Dining Room 12'1 x 9'7 (3.68m x 2.92m)

Double glazed bi-folding door to rear garden. Radiator. Upvc double glazed window to rear aspect.

Utility Room

Radiator. Sink unit, provision for plumbed in washing machine and tumble dryer.

Cloakroom

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

Landing

Loft access with pull down ladder. Gas boiler in attic.

Bedroom 1 15'7 x 11'4 (4.75m x 3.45m)

Upvc double glazed window to front aspect. Fitted wardrobe. Storage cupboard.

En-suite Shower room

Modern suite in white comprising vanity wash hand basin, w.c., shower enclosure. Upvc double glazed window.

Bedroom 2 14'2 x 8'2 (4.32m x 2.49m)

Fitted wardrobe. Radiator. Upvc double glazed window.

Bedroom 3 11'3 x 8'1 (3.43m x 2.46m)

Upvc double glazed window to rear aspect. Radiator.

Bedroom 4 7'7 x 11'4 (2.31m x 3.45m)

Upvc double glazed window to rear . Fitted wardrobe. Radiator.

Family Bathroom

With modern suite in white comprising shower enclosure, bath, vanity wash hand basin and w.c., upvc double glazed window to rear aspect. Radiator.

Outside

Front garden with side access to rear garden.

Double Garage 16'7 x 16'9 (5.05m x 5.11m)

Power and light connected.

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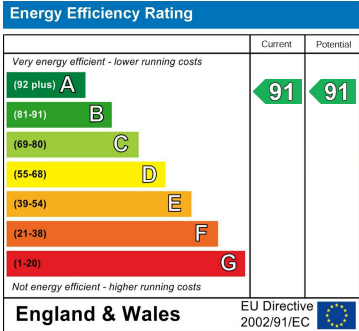
Area Map



Floor Plans



Energy Efficiency Graph



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