



Derlwyn

Penywaun, Aberdare, CF44 9LR

£179,000



Derlwyn, Penywaun, Aberdare, this well-presented end terrace house offers a delightful family home. With three excellent size bedrooms, this property is perfect for families seeking comfort and modern living.

Upon entering, you are welcomed into a bright entrance hall that leads to a fitted kitchen, ideal for culinary enthusiasts. The ground floor features a convenient downstairs w.c. and a generous lounge/diner, providing an excellent space for relaxation and entertaining guests. The first floor boasts a landing that connects to the three good size bedrooms, ensuring ample space for everyone. The modern en-suite shower room adds a touch of luxury, while the family bathroom caters to the needs of the household.

Outside, the property benefits from off-road parking, along with a garage for additional storage. The enclosed rear garden is a true gem, featuring a level, easy-maintenance design with a paved patio, decked seating area and artificial grass, perfect for enjoying sunny days or hosting gatherings.

Further enhancing the appeal of this home are the gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year.



Entrance Hall

UPVC double glazed door. Radiator.

Fitted Kitchen 9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window to front. With a modern range of wall and base units incorporating stainless steel sink, Gas hob and oven. Extractor hood. Wall mounted Gas boiler serving hot water and heating system.

Cloakroom

Modern suite in white comprising W.C. Wash hand basin.

Lounge/diner 21'7 x 15'4 (6.58m x 4.67m)

Stairs to first floor. Patio doors. UPVC double glazed window to rear. 2 x radiators.

Spacious Landing

Radiator.

Modern Bathroom

Radiator. Modern suite comprising Wash hand basin. W.C. Bath. Shower over bath with shower screen. UPVC double glazed window to rear. Storage cupboard.

Bedroom 1 10'6 max 8'9 min x 15'2 max 13'6 min (3.20m max 2.67m min x 4.62m max 4.11m min)

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

Ensuite Shower Room

Radiator. Shower cubicle. Wash hand basin. W.C. UPVC double glazed window to side.

Bedroom 2 10'11 x 9'6 (3.33m x 2.90m)

Radiator. UPVC double glazed window to front.

Bedroom 3 9'6 x 10'4 (2.90m x 3.15m)

Radiator. UPVC double glazed window to front.

Garage

Power and light connected.

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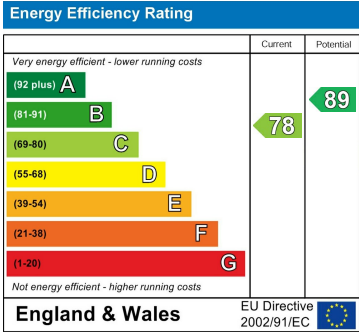
Area Map



Floor Plans



Energy Efficiency Graph



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