



Glanrhyd Street

Cwmaman, Aberdare, CF44 6LB

£499,995



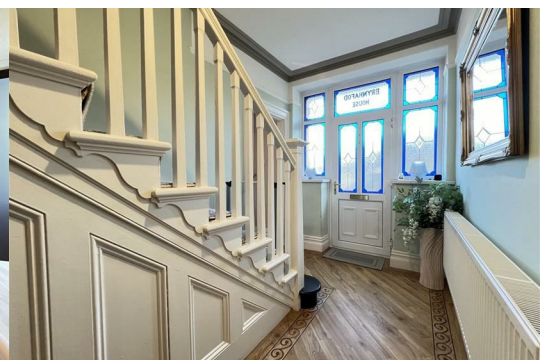
Bynhafod House is situated in the small village of Cwmaman, Aberdare, this beautifully presented detached period property offers a perfect blend of modern living and rural charm. With a generous layout, the home boasts 4 bedrooms, making it ideal for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed by a grand entrance hall that leads to an impressive array of four reception rooms, each offering a unique space for relaxation and entertainment. The fitted kitchen/diner is a delightful area for family meals and gatherings, while the downstairs shower room adds convenience for busy households.

Upstairs, you will find four bedrooms, complemented by a study or box room that can serve various purposes, from a quiet reading nook to a home office. The family bathroom is thoughtfully designed to cater to the needs of the household.

Set on a substantial plot, the property is surrounded by picturesque countryside, providing a serene backdrop for everyday life. The long sweeping drive offers off-road parking for multiple vehicles, ensuring ample space for family and visitors alike. Additionally, a recently constructed summerhouse and a charming stone outbuilding enhance the outdoor experience, perfect for leisure or storage.

The location is particularly appealing, with a local primary school within walking distance, making it an excellent choice for families. This property truly embodies the essence of comfortable living in a tranquil rural setting, making it a must-see for anyone seeking their dream home. Gas central heating and double glazed windows.



Entrance Hall

Impressive entrance hallway provides access to the majority of the ground floor accommodation and has a staircase to the first floor. The flooring has been laid to a wood effect Camaro tile with ornate border pattern to sympathetically mirror a traditional Victoria period property style of flooring.

Sitting Room 14'9 x 14'8 (4.50m x 4.47m)

Also features a matching box bay window to the front, offering the same view as the lounge and an ornate feature Electric fireplace with marble hearth and wooden surround. A doorway off the sitting room leads into the conservatory.

Conservatory 10'10 x 10'2 (3.30m x 3.10m)

Wall mounted electric heater. Upvc double glazed windows and doors to rear garden.

Lounge 16'2 into bay x 12' (4.93m into bay x 3.66m)

The same Camaro tile in a herringbone style continues into the impressive sized lounge and dining room. The lounge features a box bay window to the front overlooking the grand front garden and a focal feature coal effect stove with marble hearth and wooden surround.

Dining room 12'4 x 11'4 (3.76m x 3.45m)

The dining room has a large window to the rear offering views of the rear garden. The rooms are currently open plan.

Fitted Kitchen/Breakfast Room 14'9 x 11'4 (4.50m x 3.45m)

With a modern range of wall and base units, incorporating integrated dishwasher, eye level oven extractor hood and grill, gas hob. Provision for fridge/freezer. UPVC windows to side and rear aspect. Radiator.

Downstairs shower Room

Modern fitted suite in white comprising comprising; low level WC with vanity wash hand basin built into a hidden storage cistern and a large corner shower cubicle with an electric shower fitted. The room has tiled walls and flooring, an obscure window to the rear and a wall mounted chrome heated towel rail.

Landing

Radiator.

Bedroom 1 13' x 12 (3.96m x 3.66m)

UPVC double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 2 12'11 x 11'5 (3.94m x 3.48m)

Radiators. 2x UPVC double glazed window to rear aspect.

Bedroom 3 13' x 11'8 (3.96m x 3.56m)

UPVC double glazed window to front. Radiator.

Bedroom 4 11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed window to side. Radiator.

Modern Bathroom 10'2 x 5'1 (3.10m x 1.55m)

Fitted family bathroom in white comprising; bath, low level WC and a vanity wash hand basin with cupboard storage below. There is tiling to all walls and an obscure glazed window to the rear.

Office/Box Room 7' x 5'8 (2.13m x 1.73m)

The home office room would make an ideal area to position a fixed staircase to allow access to a second floor attic conversion / bedroom suite. (subject to the usual planning permission). The attic currently offers velux windows and expands the entire floor area of the property.

Garden

Entrance drive with off road parking for several vehicles. Externally to the rear is a large enclosed lawned garden with a central concrete pathway leading to the rear boundary and a wooden decked patio area to one side. The vendors have recently constructed a timber summer outhouse, benefitting from power supply and featuring a bespoke bar and internal seating area with a paved patio area outside. At the far corner of the garden is the original stone built outhouse, ideal for garden storage.

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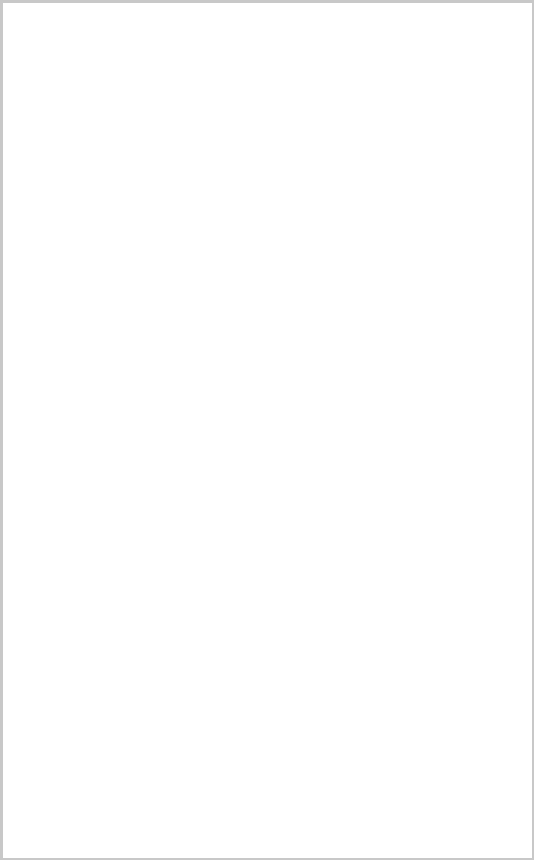
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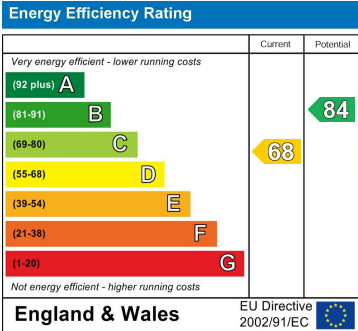
Area Map



Floor Plans



Energy Efficiency Graph



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