



Brynawel

Aberdare, CF44 7PF

£289,995



The charming area of Brynawel, Aberdare, this beautifully presented three-bedroom detached house offers a perfect blend of comfort and style. As you approach the property, you are greeted by a welcoming front forecourt garden and a convenient driveway that provides off-road parking.

Upon entering, you will find an open fronted porch leading into a spacious entrance hall. The lounge boasts a large bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern, fully equipped kitchen, complete with an island and a dining area, perfect for family gatherings and entertaining guests.

The first floor features a well-designed landing that leads to two generously sized double bedrooms and a good-sized single bedroom, providing ample space for family or guests. The modern bathroom is tastefully appointed, ensuring a relaxing retreat.

The outdoor space is equally impressive, with a beautifully landscaped tiered rear garden that includes a paved patio area, an artificial grass section, and a composite decked seating area, ideal for enjoying sunny days. A delightful summerhouse adds a touch of charm and offers a perfect spot for relaxation or hobbies.

This property benefits from gas central heating and double-glazed windows, ensuring comfort throughout the year. With its well-established features and thoughtful design, this detached house in Brynawel is a wonderful opportunity for those seeking a family home in a peaceful yet accessible location.



Entrance Hall

Stairs to first floor. Tiled floor. Radiator. Wooden front door

Lounge 11'9 x 12' into bay (3.58m x 3.66m into bay)

Double glazed window to front aspect. Radiator.

Fitted Kitchen/Diner 18' x 18'2 (5.49m x 5.54m)

With an excellent range of modern wall and base units incorporating sink unit, island breakfast bar, wine cooler, dishwasher, fridge and freezer, washing machine, electric hob, extractor, microwave and oven with warming drawer. Patio doors to rear garden. Velux window. Radiator. Under stairs storage.

Landing

Wooden window to side aspect.

Bathroom

Modern suite in white comprising bath, shower over bath with shower screen, wash hand basin and w.c., wall mounted gas boiler serving hot water and heating system.

Bedroom 1

Double glazed window to rear aspect. Radiator. Fitted wardrobe.

Bedroom 2

Double glazed window to front aspect. Radiator.

Bedroom 3

Upvc double glazed window to front aspect. Radiator.

Outside

Front forecourt garden with access to Garage. Rear garden landscaped with level paved patio and steps up to further paved patio, artificial grass area, composite decked seating area with glass balustrade. Timer garden summer house with power and light connected.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

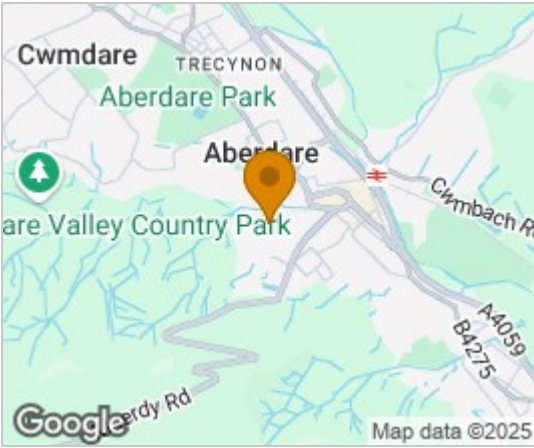
The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

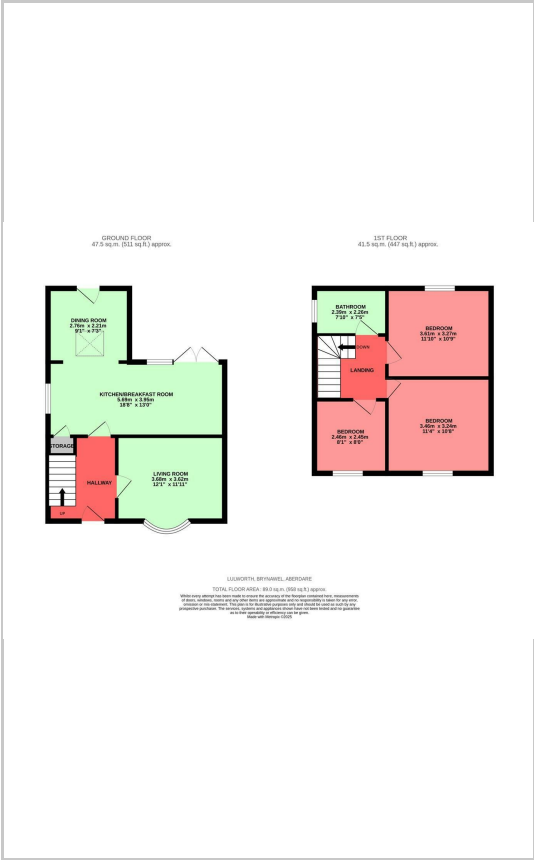
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

