



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.

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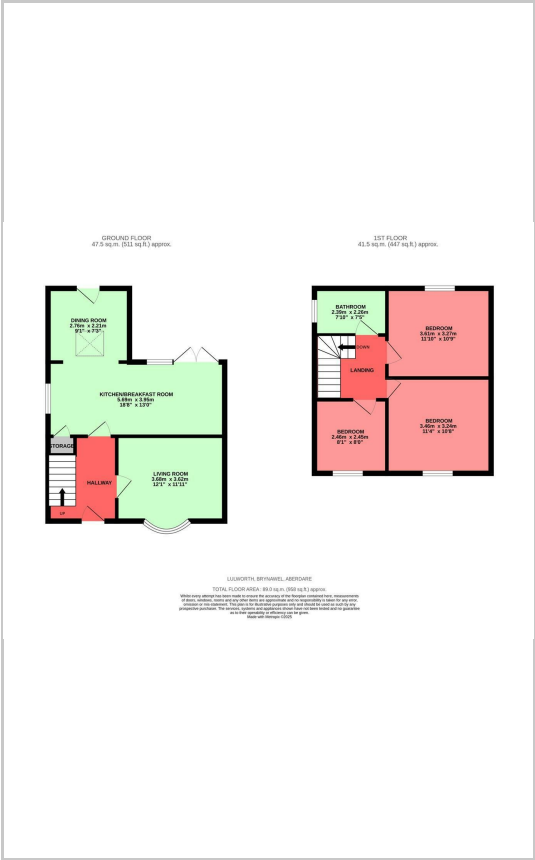
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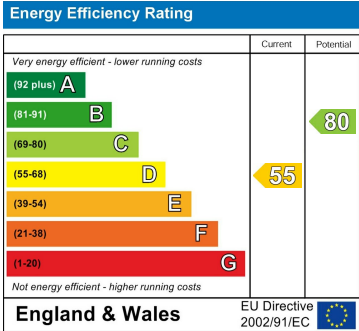
Area Map



Floor Plans



Energy Efficiency Graph



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