



Cae Alaw Goch

Aberdare, CF44 0DR

£324,995



Situated in the desirable area of Cae Alaw Goch, Aberdare, this well-presented detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, including three doubles and a good-sized single, this property is ideal for families seeking ample living space. The master bedroom benefits from an ensuite shower room, while a modern fitted family bathroom serves the other rooms, ensuring that everyone has their own space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a downstairs cloakroom and two generous reception rooms, perfect for both relaxation and entertaining. The fitted kitchen/diner is a delightful space for family meals and gatherings, providing a warm and inviting atmosphere.

The exterior of the property is equally impressive, featuring a well-maintained front garden and a driveway that accommodates parking for up to two vehicles, leading to a garage for additional storage. The enclosed rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

This home is equipped with gas central heating and UPVC double-glazed windows, ensuring comfort throughout the year. Located in a sought-after residential development, you will find excellent amenities within walking distance, including shops, schools, and recreational facilities. For those who enjoy the outdoors, there are lovely country walks nearby, and the property benefits from good road links for easy commuting.

In summary, this spacious and well-appointed family house in Aberdare is a wonderful opportunity for those looking to settle in a vibrant community with all the conveniences at hand.



Entrance Hallway

Stairs to first floor. Under stairs storage. Radiator.

Downstairs Cloakroom

With modern suite in white comprising wash hand basin and w.c., radiator. Upvc double glazed window.

Lounge 10'10 x 20'2 (3.30m x 6.15m)

Upvc double glazed window to front aspect. Upvc double glazed patio doors to rear garden. Media wall with attractive wall mounted electric fire. Radiators x 2.

Sitting Room/Dining Room/Playroom 10' x 10' (3.05m x 3.05m)

Upvc double glazed window to front aspect. Radiator.

Fitted kitchen/Breakfast Area 10'6 min 13'2 max x 16'4 (3.20m min 4.01m max x 4.98m)

With a modern range of wall and base units incorporating electric hob, microwave, extractor hood, integrated dishwasher, pantry cupboard, space saving carousel, double bin,. Wall mounted gas boiler. Space for fridge/freezer. Upvc double glazed window to rear aspect. Radiator.

Landing

Storage cupboard.

Bedroom 1 10'6 x 13'1 (3.20m x 3.99m)

Radiator. Upvc double glazed window to front aspect.

Modern En-suite Shower room

Shower enclosure, Vanity wash hand basin, w.c., Upvc double glazed window. Radiator.

Bedroom 2 10' x 11' (3.05m x 3.35m)

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

Bedroom 3 11'6 x 6'9 (3.51m x 2.06m)

Radiator. Upvc double glazed window to rear aspect.

Bedroom 4 9'10 x 8'9 (3.00m x 2.67m)

Radiator. Upvc double glazed window to rear aspect.

Family Bathroom

Modern suite in white comprising, bath, wash hand basin and w.c., radiator. Upvc double glazed window to rear aspect.7'1 x

Outside

Neat enclosed front garden. Rear garden with access to driveway and off road parking. Garage with up and over door power and light connected.

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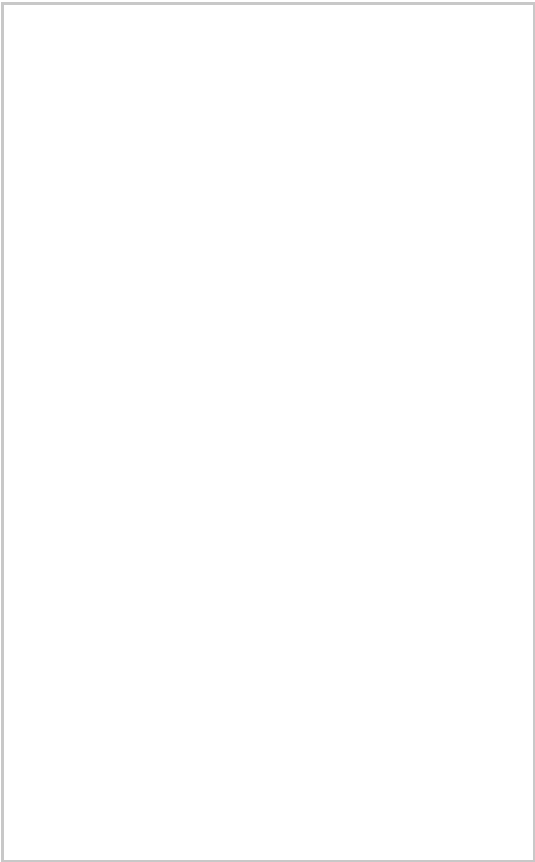
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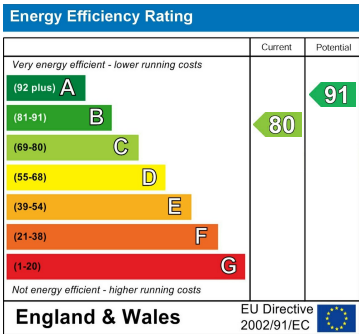
Area Map



Floor Plans



Energy Efficiency Graph



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