



## Club Street

Aberdare, CF44 6TN

£339,995



Situated in Club Street, Aberdare, this well presented detached bungalow offers a perfect blend of modern living and comfort. Recently renovated, the property boasts a spacious layout that is ideal for families or those seeking a private retreat.

Upon entering, you are welcomed by an inviting entrance porch that leads into a hallway. The heart of the home is undoubtedly the fabulous open-plan fitted kitchen and dining area, which seamlessly flows into the sitting area with bifolding doors that open up to the private gardens, this space is perfect for entertaining or simply enjoying the serene outdoor views.

The cosy lounge offers a warm atmosphere, ideal for unwinding after a long day. There are three double bedrooms, ensuring plenty of room for family or guests. The modern family bathroom is thoughtfully designed, featuring both a bath and a separate shower cubicle for your convenience.

Additional highlights include a utility room, a cloakroom with a w.c. and wash hand basin, and partial gas central heating complemented by electric underfloor heating, ensuring comfort throughout the seasons. The property is further enhanced by UPVC double glazed windows, providing energy efficiency and noise reduction.

There is parking available with a double-length garage, offering extra storage or workshop space. Set within its own private gardens, this bungalow is located in a popular residential area, conveniently within walking distance of local amenities and schools.



Entrance Porch

Upvc double glazed windows and front door.

Entrance Hall

Underfloor heating.

Cloakroom

Modern suite in white with vanity wash hand basin. W.C. Chrome heated towel rail.

Utility Room

Provision for washing machine and tumble dryer. Under floor heating. UPVC double glazed window to side aspect.

Lounge 10'0 x 12'8 (3.05m x 3.86m)

Radiator. Double doors. UPVC double glazed window to side. Electric fire with surround. Column radiator.

Fitted Kitchen/diner sitting area 21'10 x 20'0 max (6.65m x 6.10m max )

L Shaped. Underfloor heating. Modern range of wall and base units incorporating central Island with storage drawers, ceramic sink 1 1/2 bowl, integrated fridge/freezer, larder cupboard. Integrated dishwasher. Bifold double glazed patio windows overlooking garden.

Bedroom 1 14'0 x 12'0 (4.27m x 3.66m)

Radiator. UPVC double glazed window.

Bedroom 2 10'1 x 13'0 (3.07m x 3.96m)

Radiator. UPVC double glazed window.

Bedroom 3 8'11 x 11'5 (2.72m x 3.48m)

Radiator. UPVC double glazed window to rear.

Modern Bathroom 7'9 x 8'7 (2.36m x 2.62m)

Modern suite in white with bath, vanity wash hand basin and w.c., shower enclosure. Upvc double glazed window to rear aspect. Heated towel rail.

Outside

Steps up to excellent size front, side and rear gardens. Double length garage.

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Area Map



Floor Plans



Energy Efficiency Graph

