



Blaen Wern

Cwmdare, Aberdare, CF44 8SD

£239,995



Desirable area of Blaen Wern, Cwmdare, Aberdare, this well presented semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned reception rooms, including a delightful conservatory that opens onto the rear garden, this property is ideal for both relaxation and entertaining.

The ground floor features an inviting entrance porch and hallway that leads to a fitted kitchen, a spacious lounge, and a dining room, providing ample space for family gatherings. Upstairs, you will find three bedrooms, complemented by a family bathroom, making it a practical choice for families or first-time buyers.

The exterior of the property is equally impressive, boasting well-maintained gardens that include a paved patio, a decked seating area, and an artificial grass area, perfect for outdoor enjoyment. The property also benefits from multiple off-road parking spaces, with excellent side access that offers potential for further parking, storage.

Situated within easy walking distance of a picturesque country park, reputable schools, and exceptional walking trails, this home is ideally located for those who appreciate the beauty of nature and the convenience of local amenities. With gas central heating and double-glazed windows throughout, this well-presented residence is ready for you to move in and make it your own.



Porch

Upvc double glazed windows and front door.

Entrance Hall

Tiled floor. Stairs to first floor. Radiator.

Fitted Kitchen

With a modern range of wall and base units. Wall mounted gas boiler serving hot water and heating system. Upvc double glazed window to front aspect.

Lounge 14'2 x 15'5 (4.32m x 4.70m)

Wall mounted feature fireplace with gas fire insert. Upvc double glazed window to side aspect.

Dining Room 8' x 13'7 (2.44m x 4.14m)

Radiator. Upvc double glazed window to side aspect.

Conservatory 12'9 x 9'7 (3.89m x 2.92m)

Upvc double glazed windows and patio doors.

Landing

Airing cupboard

Bedroom 1 14'3 x 8'2 min 10'6 max (4.34m x 2.49m min 3.20m max)

2 x upvc double glazed window to front aspect. Radiator.

Bedroom 2 9'8 x 8' (2.95m x 2.44m)

Upvc double glazed window to rear aspect. Radiator.

Bedroom 3

Upvc double glazed window to rear aspect. Radiator.

Modern Bathroom

Family bathroom with modern suite in white comprising bath, wash hand basin and w.c., shower over bath with shower screen. Chrome heated towel rail.

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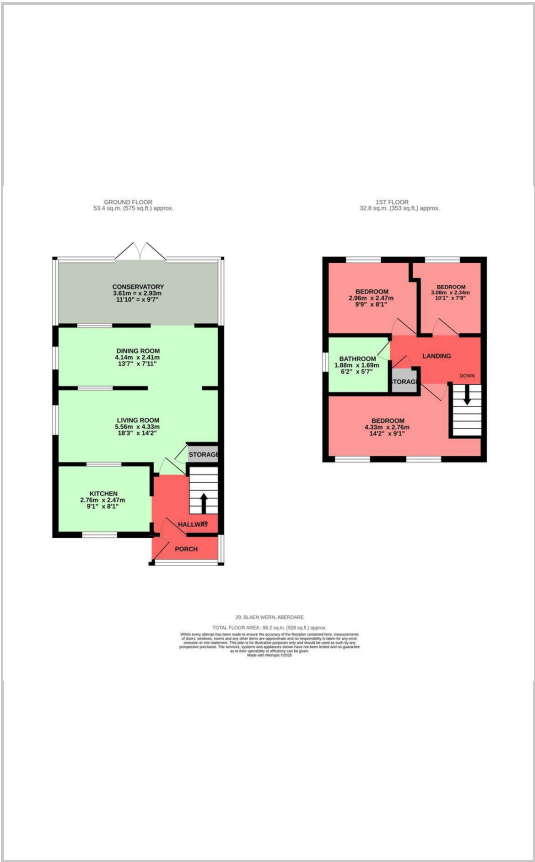
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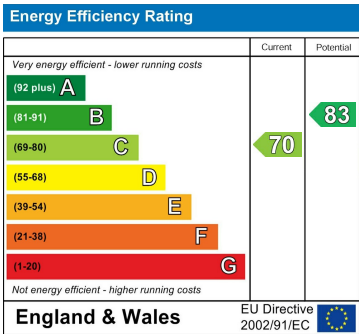
Area Map



Floor Plans



Energy Efficiency Graph



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