



# Ffordd Y Coleg

Aberdare, CF44 9BP

£324,995



Ffordd Y Coleg, Cwmdare, Aberdare, this modern four-bedroom detached family home, known as Mewslade, offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The well-presented sitting room provides a welcoming space for relaxation, while the well equipped fitted kitchen/diner is ideal for family meals and entertaining guests. The utility room and downstairs w.c. add to the practicality of this delightful home.

The first floor features a landing that leads to four generously sized bedrooms, ensuring ample space for family living. The family bathroom and en-suite shower room provide modern amenities for your convenience. Outside, the property boasts an attractive forecourt garden, complete with wrought iron fencing, enhancing its curb appeal. The rear garden is mainly laid to lawn, offering a perfect space for children to play or for hosting summer gatherings. With off-road parking for multiple vehicles and a garage, this home caters to all your parking needs.

Gas central heating and double-glazed windows ensure warmth and comfort throughout the year. The location is particularly advantageous, as it is within easy walking distance of Aberdare Park and the village of Trecynon, where you will find local schools and shops, making it an ideal choice for families.

This well-presented home is a wonderful opportunity for those seeking a spacious and modern family residence in a desirable area.



Entrance Hall

Stairs to first floor. Radiator. Doors to all principle rooms

Lounge 21'4 x 10'2 (6.50m x 3.10m)

Upvc double glazed window and patio doors to rear garden. 2 radiators. Double wall socket with USB charging points.

Downstairs Cloakroom

Modern suite in white comprising wash hand basin and w.c., radiator.

Fitted kitchen/Dining Room

With a modern range of wall and base units incorporating fridge/freezer, dishwasher, gas hob and electric oven, sink unit. Breakfast bar, 2 x radiators. Upvc double glazed window to front and rear aspect. Tiled floor. Larder cupboard.

Utility Room

Upvc double glazed window and door to rear garden. Wall mounted gas boiler. Provision for plumbed in washing machine. Radiator.

Landing

Radiator. Airing cupboard.

Main Bathroom

Upvc double glazed window to front aspect. Modern suite in white comprising bath wash hand basin and w.c., radiator.

Bedroom 1 10'5 x 13'1 (3.18m x 3.99m)

Upvc double glazed window to rear aspect. Double fitted wardrobe. Radiator.

Ensuite Shower Room 5'1 x 7'5 max into shower (1.55m x 2.26m max into shower)

With modern suite in white comprising wash hand basin, w.c., shower enclosure. Upvc double glazed window to rear aspect. Radiator.

Bedroom 2 12'7 x 7'9 (3.84m x 2.36m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 3 10'5 x 8'1 (3.18m x 2.46m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 4 8'6 x 8'6 (2.59m x 2.59m)

Upvc double glazed window to rear aspect. Radiator.

Outside

Entrance drive with ample off road parking to Garage with up and over door power and light connected. Enclosed rear garden with outisde power point, water tap and lighting.

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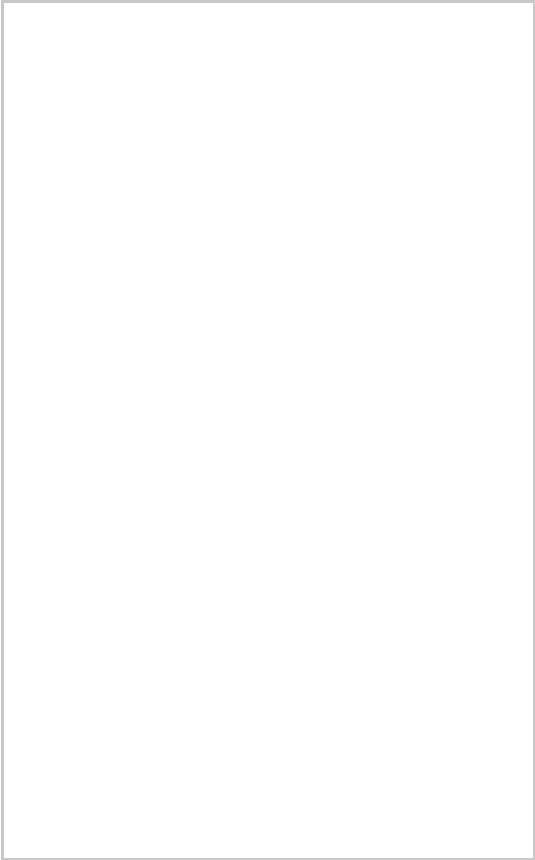
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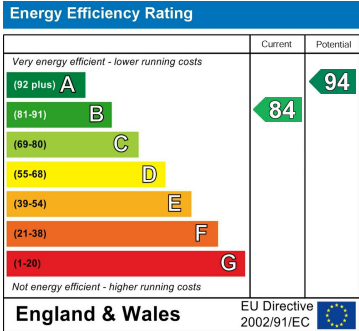
Area Map



Floor Plans



Energy Efficiency Graph



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