



Brynmair Road

Aberdare, CF44 6LR

£129,995



Brynmair Road on the outskirts of Aberdare Town, this mid-terrace house presents an exceptional opportunity for first-time buyers. The property is exceptionally well presented, boasting a delightful open plan lounge and dining area that flows seamlessly into a fitted kitchen, creating a warm and inviting space for both relaxation and entertaining.

The first floor features two well-proportioned bedrooms, complemented by a modern bathroom that caters to all your needs. A fixed staircase leads to the attic room, currently utilised for storage, offering potential for further development subject to the usual building regulations and planning permission.

One of the standout features of this home is the rear garden, which is beautifully maintained and provides a tranquil retreat. The spacious paved patio is perfect for outdoor dining, while the private decked seating area invites you to unwind and enjoy the stunning mountain views that the property enjoys from its rear aspect. Additionally, the summerhouse with bifold doors adds a touch of luxury and versatility, making it an ideal spot for hobbies or relaxation.

The property benefits from gas central heating and UPVC double glazed windows to the rear, ensuring comfort and energy efficiency throughout the year. This home is situated in a popular location, making it not only a lovely place to live. With its combination of modern amenities and picturesque surroundings, this property is truly a must-see for anyone looking to make their first step onto the property ladder.



Entrance Hall

Stairs to first floor. UPVC double glazed door and window.

Lounge/Diner 16'9 max x 10'0 10'5 x 8'9 (5.11m max x 3.05m 3.18m x 2.67m)

Radiators x 3. Feature fire recess. UPVC double glazed window to front. Under stairs storage cupboard.

Fitted Kitchen 7'7 x 11'10 (2.31m x 3.61m)

With a modern range of wall and base units incorporating sink unit. UPVC double glazed window to rear and door. Electric hob, oven need replacing. Integrated fridge/freezer. Extractor hood.

Landing

Fixed stairs to attic. Radiator. UPVC double glazed window to front.

Bedroom 1 12'5 x 10'9 (3.78m x 3.28m)

Radiator. UPVC double glazed window to rear.

Bedroom 2 9'8 x 7'6 (2.95m x 2.29m)

UPVC double glazed window to front. Wardrobe.

Modern Bathroom 7'7 x 6'9 (2.31m x 2.06m)

UPVC double glazed window to rear. Modern suite in white comprising Bath. Wash hand basin. W.C. Tiled walls. Chrome towel rail. Shower over bath and screen.

Attic Space 12'6 x 9'9 max slopping ceiling measurements (3.81m x 2.97m max slopping ceiling measurements)

Wall mounted gas boiler. Radiator. Boarded floor. Electric light.

Outside

Stunning country views. Steps down to level paved patio area, outside toilet and storage space. Decked seating area. Summerhouse with bifold double glazed windows , power and lighting, electric wall heater.

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The Property Misdescription Act 1991

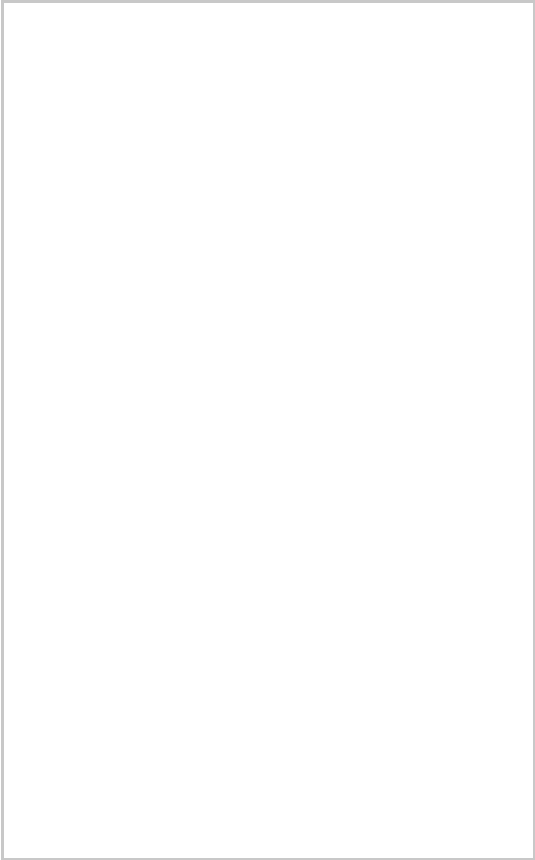
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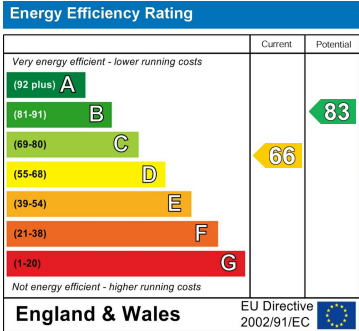
Area Map



Floor Plans



Energy Efficiency Graph



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