



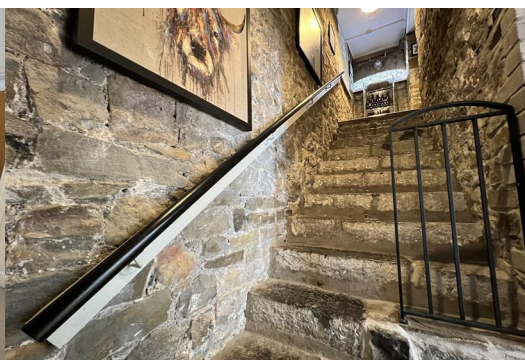
Cwmynysminton Road

Aberdare, CF44 0UP

£375,000



Picturesque setting in the charming semi rural village of Llwydcoed, Cwmynysminton Road presents a rare opportunity to acquire an exceptionally well-presented barn conversion. This delightful property boasts a unique character, featuring arched windows and an original stone staircase that add to its charm. The home comprises two inviting reception rooms, perfect for both relaxation and entertaining. With three spacious bedrooms, including a landing that leads to a walk-through large master bedroom with an en-suite shower room, this residence is designed for comfort and convenience. The additional two double bedrooms are well-appointed, complemented by a family bathroom that caters to the needs of a modern family. The ground floor offers a welcoming entrance hall, a generous lounge/diner, modern fitted kitchen, a utility room, and a convenient downstairs w.c. A cosy sitting room provides a perfect retreat for quiet evenings. Set in a peaceful cul-de-sac, the property enjoys excellent country walks right on its doorstep, making it an ideal location for nature enthusiasts. The well-laid-out and mature gardens feature a generous paved patio, providing a wonderful setting for outdoor gatherings or simply enjoying the tranquil surroundings. With gas central heating and partial double-glazed windows, this barn conversion combines character with modern comforts. The property also benefits from off-road parking, ensuring convenience for residents and guests alike. With excellent road links to Swansea, Neath, and Merthyr Tydfil, this home offers both a serene lifestyle and accessibility to nearby amenities.



Fitted cloaks cupboard with storage above. Tiled floor

Family Room/Dining room 16'9 x 20'6 max (5.11m x 6.25m max)

L shaped room. Tiled floor. Patio doors to rear garden, double glazed window to front aspect. Two radiators.

Fitted Kitchen 9'10 x 13'6 (3.00m x 4.11m)

With a modern range of wall and base units incorporating quartz worktop surfaces, sink unit, cooking is by gas, double glazed window to front aspect. Radiator.

Inner Hall

Tiled floor. Double glazed window.

Utility Room/Downstairs W.C. 5'10 x 7'10 (1.78m x 2.39m)

With a modern range of wall and base units, provision for plumbed in washing machine, w.c., and wash hand basin. tiled floor. extractor fan.

Sitting Room 10'10 x 10'10 (3.30m x 3.30m)

Radiator, double glazed window to front aspect. Built in storage cupboard.

Landing

Wooden front door. Original stone staircase. Window to rear aspect.

Master bedroom 1 16'11 x 20'8 max 12'8 min (5.16m x 6.30m max 3.86m min)

Walk through bedroom with 2 x radiators, Wooden window to front and rear aspect.

En-suite Shower Room 7'4 x 8'7 (2.24m x 2.62m)

Modern suite in white comprising shower enclosure, vanity wash hand basin, w.c., Tiled floor. Chrome heated towel rail.

Inner Landing

Wooden window to rear aspect.

Bedroom 2 9'9 x 12' (2.97m x 3.66m)

Radiator. Window to front aspect. Fitted wardrobes.

Bedroom 3 11'5 x 11' (3.48m x 3.35m)

Radiator. Fitted wardrobe. Wooden window to front aspect.

Family Bathroom 5'11 x 8'6 (1.80m x 2.59m)

Modern suite in white comprising bath, wash hand basin and w.c., chrome heated towel rail. Tiled floor

Outside

Attractive frontage with a variety of mature shrubs and plants. Off road parking. Rear garden with large paved seating area. Well stocked and mature gardens laid to lawn with mature shrubs and plants. Garden storage shed. Septic tank drainage.

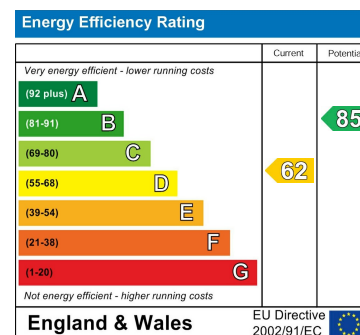
Area Map



Floor Plans



Energy Efficiency Graph



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