



# Llwydcoed Road

Aberdare, CF44 0TN

£349,995



Offered with no onward chain Wayside, Llwydcoed Road in the charming village of Llwydcoed, this well-presented detached house offers a delightful blend of space and comfort. Set within large, mature gardens that envelop the property, this home is perfect for families.

Upon entering, you are welcomed by an inviting entrance porch that leads into a hallway and spacious lounge, ideal for relaxation and entertaining. The dining room provides a lovely setting for family meals, while the fitted kitchen and breakfast area are designed for both functionality and style. A utility room including downstairs toilet add to the practicality of this home, ensuring that everyday tasks are made easier.

The first floor boasts three generously sized bedrooms, including two doubles that offer ample space and a range of fitted wardrobes. The third bedroom, also a good size. A well-appointed modern shower room completes the upper level, catering to the needs of the household.

This property benefits from gas central heating and UPVC double-glazed windows, ensuring warmth and energy efficiency throughout the year. With parking available for two vehicles and a generous garage, convenience is at your fingertips.

Located in a sought-after village, this home is within walking distance of local amenities and offers access to beautiful country walks, making it an ideal choice for those who appreciate both community and nature. This spacious three-bedroom detached house is a wonderful opportunity for anyone looking to settle in a popular yet accessible location.





**Entrance Porch 10'3 x 5'8 (3.12m x 1.73m)**  
Upvc double glazed windows and door.

**Entrance Hall**  
Stairs to first floor, under stairs storage cupboard. Radiator.

**Lounge 10'6 x 16' 9 (3.20m x 4.88m 2.74m)**  
Upvc double glazed window to front aspect and patio doors to rear garden. Radiator. Gas fire.

**Dining Room 11'6 x 9'7 (3.51m x 2.92m)**

**Fitted Kitchen/diner 16'9 x 8' (5.11m x 2.44m)**  
With a modern range of wall and base units incorporating stainless steel sink unit, provision for plumbed in dishwasher. Upvc double glazed window to front and rear aspect. Door to rear garden. Radiator.

**Utility room/Toilet**  
Upvc double glazed window. Provision for plumbed in washing machine. Sink unit. Recently installed gas boiler serving hot water and heating system.

**Landing**  
With storage cupboard.

**Bedroom 1 10'6 x 16'8 (3.20m x 5.08m)**  
Radiator. Upvc double glazed windows to front and rear aspect. A range of modern fitted wardrobes.

**Bedroom 2 11'1 x 10'5 (3.38m x 3.18m)**  
Radiator. Upvc double glazed window to rear aspect. Modern fitted wardrobe, dressing table and fitted drawers.

**Bedroom 3 8'2 x 10'4 (2.49m x 3.15m)**  
Upvc double glazed window to rear aspect. Radiator.

**Shower room**  
Shower cubicle, vanity wash hand basin. Chrome heated towel rail. Upvc double glazed window to front aspect.

**Separate toilet**

**Larger than average Garage**  
Remote control roller shutter door. Power and light connected.

**Outside**  
Entrance drive with off road parking. Well presented and mature gardens mainly laid to lawn to front,side and rear gardens.

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Area Map



Floor Plans



Energy Efficiency Graph

