



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

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

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 x16' 9 (3.20m x4.88m 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.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

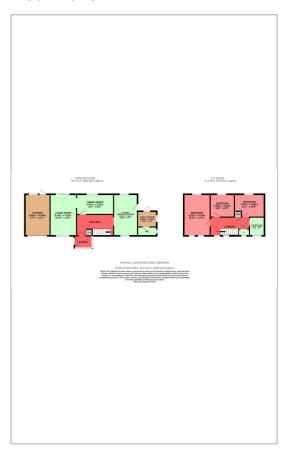
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

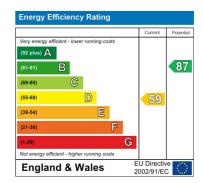
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP