



Cemetery Road

Aberdare, CF44 8HL

£599,995



Located on Cemetery Road in Aberdare, Bryn Gwyn is a charming detached family house that boasts an array of delightful features. This property offers a generous living space with two reception rooms, ideal for entertaining guests or simply relaxing with the family. With four double bedrooms, there is ample room for everyone to enjoy their own space. One of the highlights of this house is the light and modern attic with large Velux windows that let in plenty of natural light.

The house includes two modern bathrooms. The well equipped fitted kitchen/diner is perfect for hosting family meals or social gatherings. Additionally, a downstairs W.C. add to the practicality of this lovely home. Bryn Gwyn stands out with its excellent size mature gardens that envelop the front, rear, and side of the property, providing a serene outdoor space to unwind.

This property features gas central heating, with partial being underfloor, along with radiators, ensuring warmth and comfort throughout.

Conveniently, Bryn Gwyn includes a former garage (presently used as gym) and off-road parking. Situated in a unique and convenient location, this house offers privacy behind attractive stone walls while granting easy access to Aberdare Park, local amenities in Trecynon village, and nearby schools. With its well-balanced rooms, high ceilings, and a blend of old and new features, Bryn Gwyn exudes character and charm.



Entrance Hall

Stairs to first floor. Wooden glazed front door and windows. Tiled floor.

Lounge 29'05" x 10'08" min 14'10" max (8.97m x 3.25m min 4.52m max)

A generously sized elegant lounge with hardwood bay window overlooking front garden and window to rear. It is impressive in both size and character and is ideal for entertaining. It boasts floor to ceiling paneling, open fireplace, under floor heating, two recessed cupboards, recessed bookshelves, Doors leading to cellar, downstairs hall and kitchen.

Sitting Room 12' max x 16'07" into bay (3.66m max x 5.05m into bay)

Wooden glazed bay window to front overlooking garden to front. Wood panelled walls. Log burning stove

Fitted kitchen/breakfast room 21'11" x 11'01" (6.68m x 3.38m)

A large modern fitted kitchen and breakfast area with semi circular window overlooking the gardens and courtyard. Modern wall and base units incorporating, induction hob, two fan assisted ovens, integrated full length fridge and freezer, wine cooler, dishwasher, extractor hood. ceramic sink unit. 3 radiators. Tiled floor.

Downstairs Toilet

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

Rear Hallway

Perfect space for coats and boots. Tiled floor. Solid wooden door.

Stairs to first floor

Landing

Wood panelling to walls, doors leading to bedrooms.

Bedroom 1 13'06" x 10'6 (4.11m x 3.20m)

UPVC glazed window to front. Under floor heating.

Bedroom 2 12'05" x 11'11" (3.78m x 3.63m)

Carpet to floor. UPVC glazed window to rear.

Bedroom 3 10'02" x 10'02" min 12'02" max (3.10m x 3.10m min 3.71m max)

Wooden flooring. Wooden glazed window to rear and gothic window to side. Fitted wardrobes. Under floor heating.

Bedroom 4 12'05" x 14'05" (3.78m x 4.39m)

Carpet to floor. UPVC glazed window to front.

Modern Bathroom

Modern suite in white with tiled floor and walls. Large sunken bath. Wooden glazed window to rear. Heated towel rail. Double shower cubicle. W.C. Wash hand basin x 2 with vanity unit. Under floor heating.

Fixed Stairs to Attic

Attic Room 1 10'4 x 16'2 (3.15m x 4.93m)

Radiator. Eaves storage. 2 large Velux windows

Attic Landing

Eaves Storage. Radiator. Storage cupboard

Shower Room 12'7 x 9'8 max 6'10 min (3.84m x 2.95m max 2.08m min)

Modern suite in white comprising double shower enclosure, his and hers vanity unit, w.c., velux window with integrated blind. Radiator.

Cellar

Gas boiler serving hot water and heating system

Externally

Spacious grounds comprising of terraced area to front of the residence with steps leading to lawns and side courtyard. Double entrance gates leading to driveway affording off street vehicular parking surrounded by mature trees. Gravelled seating area to side of property with pedestrian gate access to road. Courtyard area paved to rear of property ideal for entertaining surrounded by mature shrubs/plants.

Garage 15' x 10' (4.57m x 3.05m)

Presently used as Gym lending this building to a variety of uses eg. home office/playroom/workshop. Two large double glazed windows. Power and light connected. Steps to rear of property lead to rear door, which leads to lane adjoining the residence. The double doors are still in place on the front of the building making it easy to convert back into a garage.

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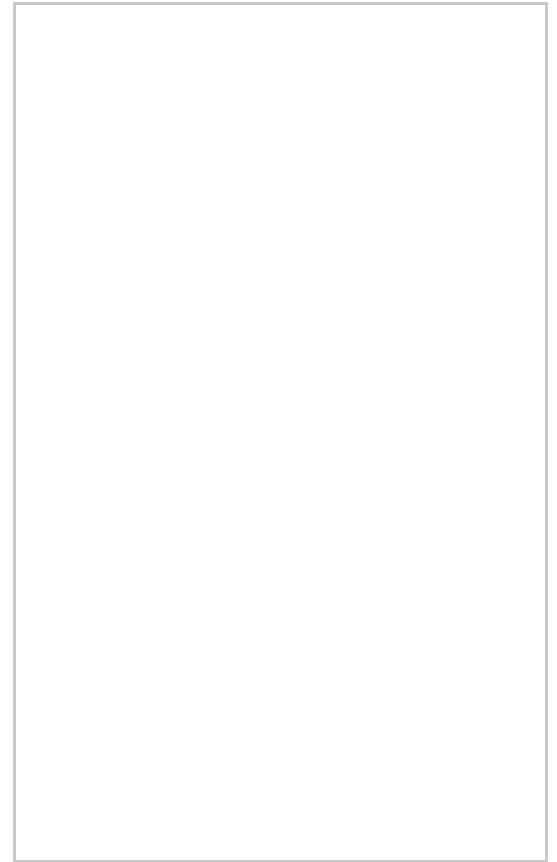
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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