



37 Cemetery Road

, Aberdare, CF44 8HL

£599,995



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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

Tel: 01685 878000

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.

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

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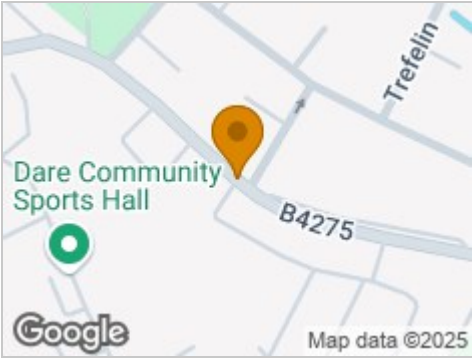
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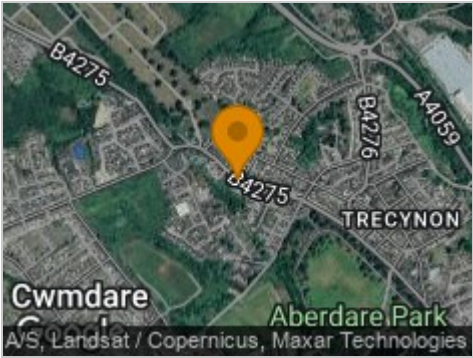
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Road Map



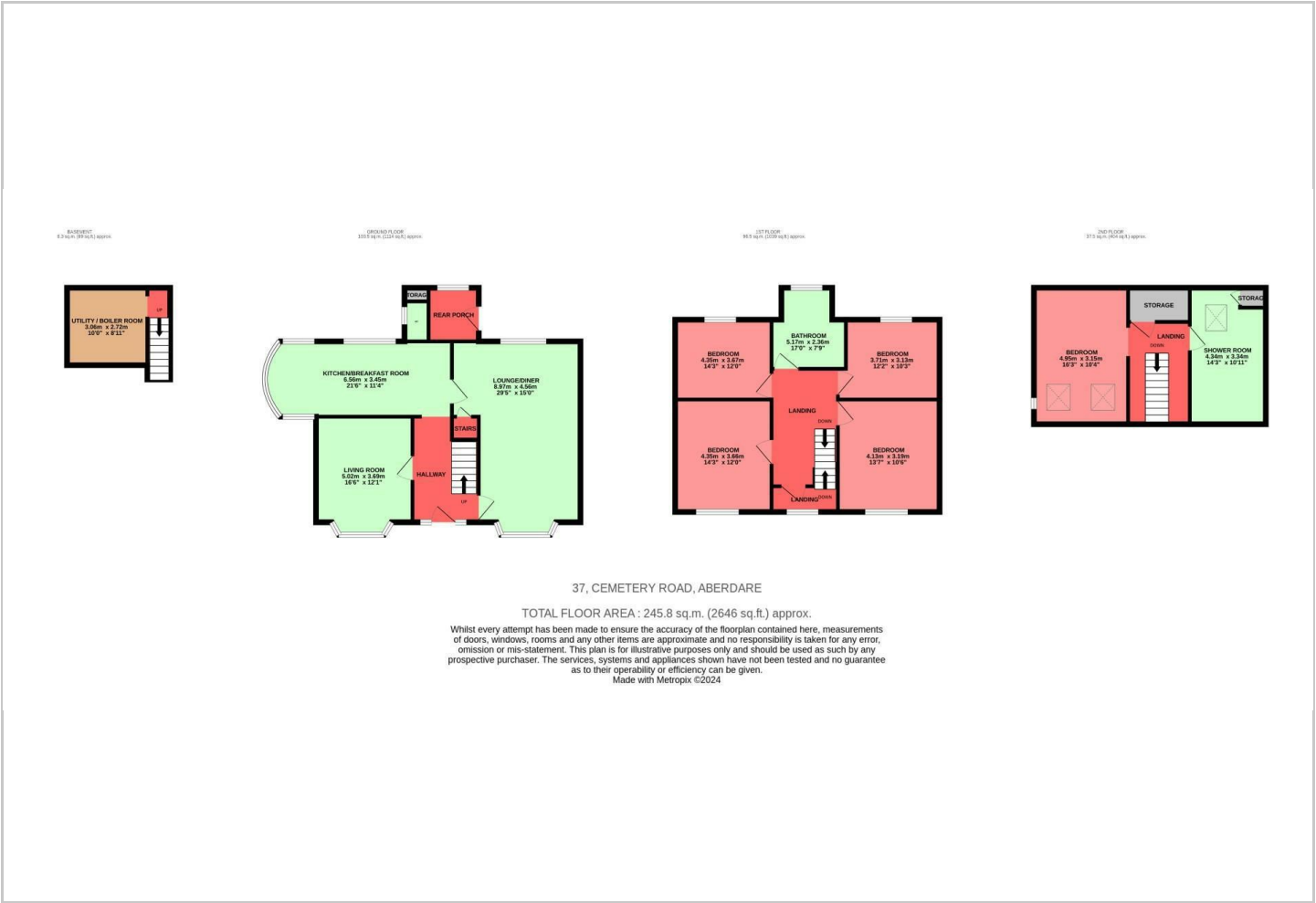
Hybrid Map



Terrain Map



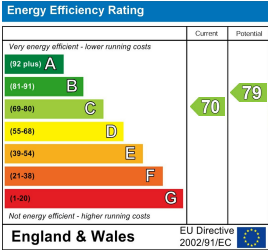
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

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.