



**Laurel Close, Aberdare. CF44
8RS**

FOR SALE
£225,000



- **TWO BEDROOMS**
- **USEABLE ATTIC SPACE**
- **SOUGHT AFTER LOCATION**



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Property Description

A beautifully presented dormer bungalow in a highly sought-after and tranquil location, perfect for those seeking peace and convenience.

Nestled in a quiet, desirable area, this charming bungalow offers an ideal setting for relaxed living while still being just a short drive from Aberdare town centre. Here, you'll find a wealth of amenities, including shops, a train station, a sports centre, and everything you need for day-to-day living. The stunning Aberdare Park is also just a stone's throw away, offering picturesque walking paths, a children's play area, and a peaceful lake with ducks—perfect for unwinding or enjoying outdoor activities with family and friends.

This well-maintained property boasts a spacious and versatile interior, featuring a bright and welcoming L-shaped lounge and dining area that's perfect for both relaxing and entertaining. The modern kitchen comes complete with integrated appliances and ample storage space, making it a practical hub for family meals and daily routines. There are two comfortable bedrooms, and the added bonus of useable attic space provides extra flexibility for various needs. The contemporary shower room completes the practical layout.

Externally, the property is equally impressive, with a well-kept driveway offering easy access and additional parking. The side and rear garden areas are beautifully tiered, with a mix of lawn and decorative stones that are both low-maintenance and attractive. Raised planting borders offer the perfect opportunity for growing plants, while the charming patio area provides an ideal spot for outdoor entertaining or simply enjoying the sunshine. For added convenience, there's a storage shed, ideal for tools or gardening equipment.

With its desirable location, easy access to local amenities, and a spacious, practical layout, properties like this are in high demand. This home offers an exceptional opportunity for anyone looking to enjoy a peaceful lifestyle in a friendly community while being close to everything you need.

ENTRANCE HALL

Welcome to this delightful domra bungalow. As you step inside through a coloured composite front door, you're greeted by a bright and welcoming entrance hall. The space is tastefully finished with an artex ceiling and coving, complemented by half-wall wallpaper and emulsion with a traditional dado rail. Warm-toned laminate flooring adds a modern touch, while a radiator ensures comfort through the seasons. The hallway is both practical and well-planned, offering multiple oak doors that lend a sense of quality and character. These lead to useful storage spaces, including a cupboard housing the electric meter and a generous walk-in storage cupboard complete with attic access and its own radiator. There's also access to the kitchen, and a beautifully finished oak door opens into the main lounge and dining area. Stairs rise from the hall to the upper floor, where the bedrooms and shower room are located.



LOUNGE/DINER

The spacious L-shaped lounge and dining area offers a warm and flexible living space, ideal for both relaxing and entertaining. A key feature is the marble-effect fire surround, which houses an electric log burner-style stove—adding a cosy, homely feel without the need for a chimney. The ceiling is finished in artex with coving and a decorative ceiling rose, and the walls are papered with a dado rail to give a traditional look. The lounge section is carpeted for comfort, while the dining area features easy-to-maintain laminate flooring. There are three radiators—two in the lounge and one in the dining space—along with multiple power points throughout. Tall uPVC windows in both areas allow natural light to flood the room, creating a bright and airy feel.



KITCHEN

The kitchen is well-equipped and thoughtfully laid out, featuring a generous range of cream wood-effect base and wall units that provide ample storage. These are complemented by a marble-effect work surface and matching upstand, offering both style and practical splash protection. A matching cream sink unit is set neatly into the worktop. Cooking is made easy with a built-in oven and hob, complete with an extractor fan above and a coloured splashback area that adds a touch of personality. The kitchen also includes integrated appliances, such as a washing machine, fridge, and freezer—everything you need is already in place. An open archway overlooks the dining area, providing a convenient pass-through space for serving food and enhancing the connection between the kitchen and dining room. Laminate flooring runs throughout for easy maintenance, and the space is lit by sunken spotlights set into the emulsion-finished ceiling. Emulsion walls, a radiator, and multiple power points complete



LANDING

The landing area is bright and welcoming, featuring an artex ceiling with coving that adds a classic touch. The walls are finished with a mix of emulsion and wallpaper, complemented by a dado rail for added character. Soft carpet flooring runs throughout, adding warmth and comfort to the space. Oak doors lead to two of the bedrooms and the shower room, while a staircase provides access to the third bedroom upstairs, offering a convenient layout.

SHOWER ROOM

1.88 m x 1.79 m

The modern shower room features a stylish walk-in shower, offering a sleek and practical solution for everyday convenience. The WC and wash hand basin are neatly fitted into matching

vanity units, providing both storage and a contemporary look. The walls and floor are fully tiled, adding a clean, polished finish to the space. A chrome radiator ensures the room stays warm, while the emulsion ceiling with coving adds a touch of elegance. A uPVC window to the side, with frosted glass, allows for natural light while maintaining privacy.

BEDROOM 1

4.85 m x 2.85 m

Bedroom 1 is a spacious and inviting room, featuring an artex ceiling with coving that adds a touch of character. The walls are mostly finished in emulsion, with one wall papered as a feature, creating a stylish focal point. Carpet flooring offers a cosy and comfortable feel underfoot, while the room is fitted with a radiator and multiple power points for convenience. A uPVC window to the rear allows natural light to fill the space, enhancing the room's bright and airy atmosphere.

BEDROOM 2

3.79 m x 2.83 m

Bedroom 2 is a lovely and comfortable space, featuring an artex ceiling with coving that adds a touch of elegance. The walls are beautifully papered, creating a cosy atmosphere. The room is carpeted for comfort, and it's fitted with a radiator and power points for convenience. A set of uPVC patio doors open to the rear, allowing plenty of natural light to fill the room and providing easy access to the outside.

USEABLE ATTIC SPACE

4.11 m x 2.44 m

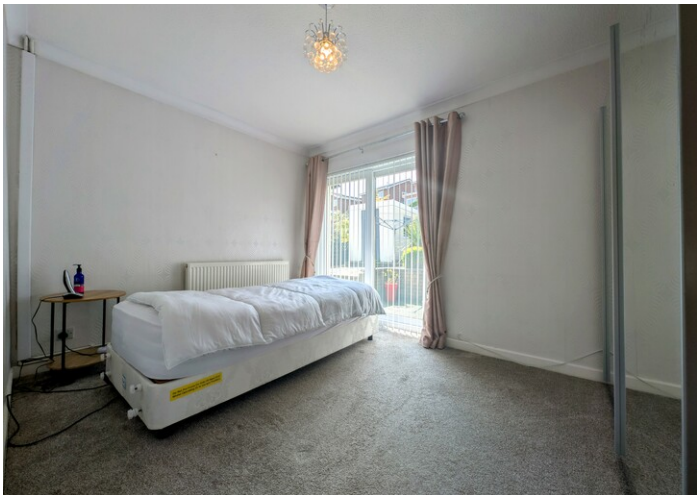
A cosy and well-appointed room, featuring wallpapered walls and ceiling, adding a sense of warmth and character. The carpet flooring provides comfort underfoot, making it a relaxing space. The room is fitted with a radiator and power points for convenience. A uPVC window to the side brings in



natural light, brightening the room and enhancing its airy feel.

EXTERIOR

The exterior of the property is both inviting and well-maintained. To the front, wrought iron double gates provide access to the driveway, offering secure and convenient entry. To the side of the driveway, you'll find a slightly sloping area, beautifully tiered and laid with decorative stones, creating an attractive and low-maintenance feature. At the top of the driveway and sloping area, a charming patio space offers a perfect spot to relax or entertain, providing a peaceful outdoor retreat with lovely views of the surrounding area. A few steps, along with a wooden gate, lead to the rear of the property, offering easy access to the garden and outdoor space beyond. An outside tap is conveniently located, making outdoor tasks like gardening or washing the car a breeze. Side and rear - To the side of the property, patio slabs flow around to the rear, creating a seamless path and extending the outdoor living space. A few steps lead to a tiered area, beautifully laid with a mix of lawn and







EPC

FLOORPLAN



Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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