



Cwm Heulwen, Aberdare

£329,950

- Brand New Detached Family Home
- Four Bedrooms with En-suite to Master
- Family Bathroom
- Open Plan Kitchen / Dining / Living
- EPC Rating: TBC (New-Build)



 4  2  2

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About the property

Peter Alan are delighted to present to market, this spacious family home built by Davies Homes on the sought after Cwm Heulwen development.

The RADLEIGH is a family friendly home boasting a spacious Lounge plus kitchen/diner which has patio doors overlooking the rear garden.

A utility room, study and cloakroom completes the ground floor.

Rising to the first floor you are greeted with a spacious landing area leading off to all bedroom accommodation and the family bathroom, the spacious master bedroom comes with an en-suite shower room.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Ground Floor

Living Room: 15' 6" x 13' 9" (4.72m x 4.19m)

Kitchen / Dining: 28' x 8' 9" (8.53m x 2.67m)

Study: 7' 1" x 5' 3" (2.16m x 1.60m)

Cloakroom / Wc

Utility

First Floor

Master Bedroom: 12' 10" x 10' 9" (3.91m x 3.28m)

En-Suite

Bedroom Two: 13' 5" x 10' 2" (4.09m x 3.10m)

Bedroom Three: 11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom Four: 10' x 8' 9" (3.05m x 2.67m)

Bathroom

Reservation Process

Five hundred pound reservation fee.

Photo ID (passport or driving license)

Proof of Address

Proof of funds (Cash, Mortgage in principle agreement)

If funding purchase from sale of own property your property status needs to be Sold Subject to Contract.

Solicitors details (We can recommend a solicitor)