

Selling with us

Property Details Approval Form

9 Brondeg Terrace,
ABERDARE, Mid Glamorgan,
Wales, CF44 7PL

Date: 18 September 2024

Property Ref and Version: ABD100384 - 0004

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£385,000

Tenure: Freehold

Key Features

- Council Tax Band - E
- 5-bedroom detached house
- Modern kitchen with island
- Recently renovated.
- Garage
- EPC Rating: D

Short Description

This immaculate, detached house in a serene location, ideal for families and features five bedrooms, three bathrooms, a spacious open-plan reception room, a naturally lit kitchen, a private multi-level garden, a garage, and a unique BBQ area, making it perfect for family living.

Long Description

I'm delighted to present for sale this immaculate, detached house set in a quiet location, perfect for those who enjoy the serenity of walking and cycling routes. The property boasts an array of remarkable features and is nearby a selection of reputable schools, making it an ideal setting for families.

The house offers a capacious and well-lit L shaped reception room, designed in an open-plan style with large windows, providing a bright and airy ambiance. The fully equipped kitchen, benefiting from an abundance of natural light, is the heart of this home, promising to be the perfect space for the family to gather.

With an impressive total of five bedrooms and three bathrooms including a roll top bath in the family bathroom. This property provides ample space for a growing family or for hosting guests. Each room has been meticulously maintained, reflecting the overall immaculate condition of the house.

One of the key highlights of this wonderful property is the private garden, intricately designed with three areas on various levels. It provides a tranquil oasis for outdoor relaxation and entertaining. The property features a garage for secure off-street parking and additional storage. Furthermore, a unique BBQ area is ready to host summer gatherings, enhancing the outdoor living experience.

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Room Description

Shower Room

9' 4" Max x 6' Max (2.84m Max x 1.83m Max)

Wc

3' 9" Max x 6' 3" Max (1.14m Max x 1.91m Max)

Bedroom 1

10' 6" Max x 8' 4" Max (3.20m Max x 2.54m Max)

Bedroom 2

11' 5" Max x 13' 1" Max (3.48m Max x 3.99m Max)

Living Room/Diner L Shaped

23' 6" Max x 28' 9" Max (7.16m Max x 8.76m Max)

Bedroom 3

11' 8" Max x 11' 5" Max (3.56m Max x 3.48m Max)

Bedroom 4

11' 1" Max x 11' 6" Max (3.38m Max x 3.51m Max)

Bedroom 5

10' 4" Max x 11' 7" Max (3.15m Max x 3.53m Max)

Kitchen

13' 9" Max x 10' 8" Max (4.19m Max x 3.25m Max)

Bathroom

10' 2" Max x 8' 3" Max (3.10m Max x 2.51m Max)

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Room Description

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Room Description

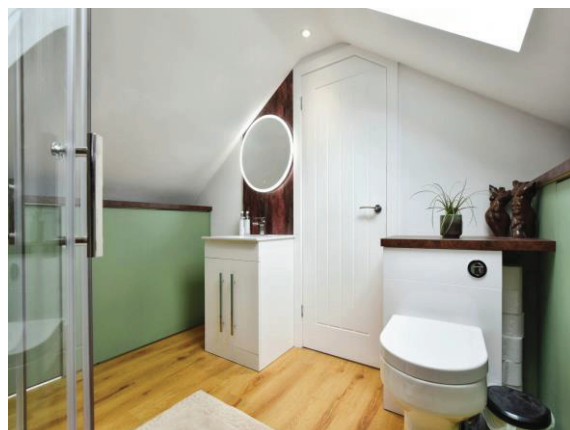
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Property Images



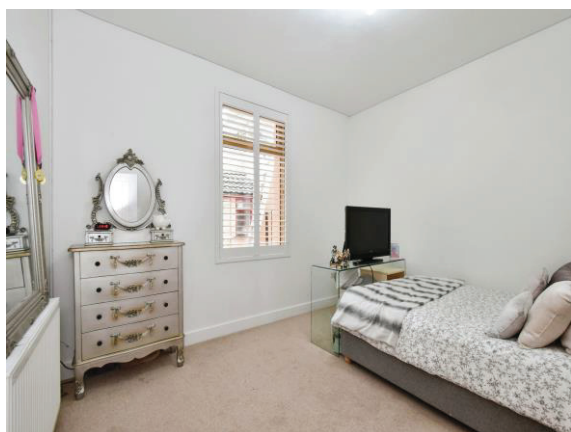
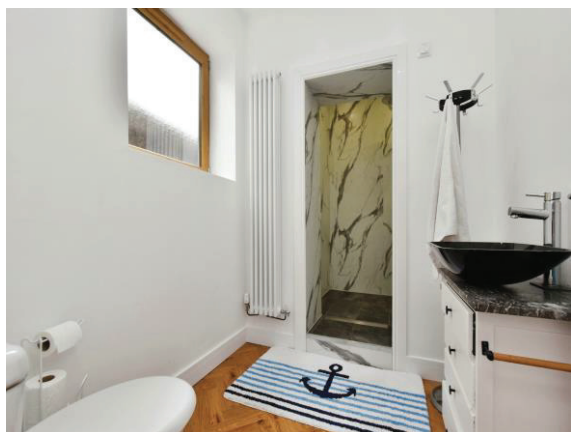
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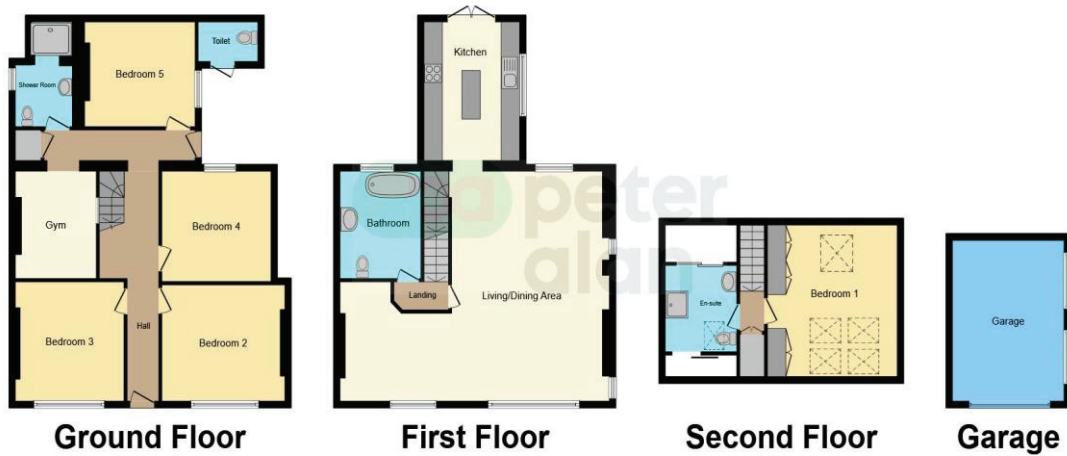
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

Signature

Date

	Signature	Date
Lee Owens		
Mrs S & Mr D. Payne		