

**Not for marketing
purposes -
INTERNAL USE
ONLY**

Peter Alan - Aberdare

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£465,000
freehold

Graig Place, Aberdare CF44 7RE

- EPC Rating: C
- Council Tax F
- 4 Large Bedrooms
- No Chain
- Garage





About The Property

This splendid detached house, ideal for families seeking tranquility and nature, features four bedrooms, two bathrooms, a modern kitchen with dining space, three spacious reception rooms with garden views, and unique amenities like a fireplace, garage, and a breathtaking garden with a BBQ area.

Accommodation

Hallway

13' 5" Max x 13' 9" Max (4.09m Max x 4.19m Max)

Living Room

13' 7" Max x 25' 9" Max (4.14m Max x 7.85m Max)

Dining Room

14' 6" Max x 11' 6" Max (4.42m Max x 3.51m Max)

Conservatory

12' 2" Max x 20' 2" Max (3.71m Max x 6.15m Max)

Kitchen/Diner

13' 5" Max x 13' 8" Max (4.09m Max x 4.17m Max)

Utility Room

7' 7" Max x 11' 5" Max (2.31m Max x 3.48m Max)

Downstairs W/C

5' 6" Max x 4' 2" Max (1.68m Max x 1.27m Max)

Garage

17' 7" Max x 19' Max (5.36m Max x 5.79m Max)

Bedroom 1

14' 9" Max x 15' 6" Max (4.50m Max x 4.72m Max)

En Suite

7' Max x 9' 8" Max (2.13m Max x 2.95m Max)

Bedroom 2

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14' 3" Max x 13' 5" Max (4.34m Max x 4.09m Max)

Bedroom 3

11' 2" Max x 13' 9" Max (3.40m Max x 4.19m Max)

Bedroom 4

11' 5" Max x 12' 1" Max (3.48m Max x 3.68m Max)

Bathroom

7' 6" Max x 11' 8" Max (2.29m Max x 3.56m Max)



Ground Floor

First Floor

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