

Not for marketing
purposes -
INTERNAL USE ONLY

pa peter
alan

Peter Alan - Aberdare

01685701216
aberdare@peteralan.co.uk
peteralan.co.uk



Cwm Isaac, Aberdare CF44 9AX

- EPC Rating: D
- Council Tax Band D
- 3 Bedrooms
- 3 Acres of Land
- Great Views





About The Property

We are delighted to present this detached house for sale, boasting distinctive charm and a wealth of character. Perfectly positioned in a sought-after location, this property is surrounded by green spaces, walking and cycling routes, ideal for families who enjoy outdoor activities.

The house is in good condition, encompassing three generously sized bedrooms, one bathroom, and a large open plan kitchen. The property also features two spacious reception rooms, perfect for entertaining.

One of the unique features of this property is the impressive land it sits on. Spanning just under 3 acres, the grounds offer a fantastic opportunity for development or simply to be enjoyed as they are. The property further benefits from impressive outbuildings, providing ample storage or potential for additional living spaces.

Parking will never be an issue as the property provides abundant space for vehicles, adding to the convenience and appeal of this house.

Accommodation

Lounge	8' 7" x 15' 2" (2.62m x 4.62m)
28' 2" x 13' 1" (8.59m x 3.99m)	
Kitchen/Diner	
16' x 13' 1" (4.88m x 3.99m)	
Bathroom	
9' 3" x 13' 2" (2.82m x 4.01m)	
Boiler Room/Storage	
7' 8" x 13' 9" (2.34m x 4.19m)	
W/C	
2' 8" x 4' 9" (0.81m x 1.45m)	
Conservatory	
8' 7" x 6' 9" (2.62m x 2.06m)	
Bedroom 1	
13' 1" x 13' 2" (3.99m x 4.01m)	
Bedroom 2	
10' 4" x 13' 1" (3.15m x 3.99m)	
Bedroom 3	
7' 5" x 7' 3" (2.26m x 2.21m)	
Garage	
11' x 36' (3.35m x 10.97m)	
Barn	
24' 6" x 38' (7.47m x 11.58m)	
Shed 1	
12' 4" x 10' 9" (3.76m x 3.28m)	
Shed 2	
9' 1" x 10' 8" (2.77m x 3.25m)	
Shed 3	

Property Ref: ABD100547 - 0002

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.