



£449,000
freehold

**Glan Yr Afon,
Aberdare CF44 0DD**

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





About The Property

Presenting a distinguished detached house for sale, set in a sought-after location. This property is in immaculate condition, offering an ideal home for families. The house boasts four spacious bedrooms, including a master bedroom with an en-suite and two additional double bedrooms. The fourth bedroom can be utilised according to your needs, ensuring flexibility and comfort. All bedrooms feature built-in wardrobes.

The house features three beautiful reception rooms. The first showcases large windows, allowing an abundance of natural light to flood in. The second provides access to the garden, offering a seamless integration of indoor and outdoor living spaces. The third reception room is separate, providing a quiet retreat or study area.

The kitchen is a real highlight, designed in an open-plan style, complete with built-in pantries and a utility room. The dining space benefits from the natural light that fills the room, perfect for family meals or entertaining guests.

Accommodation

Living Room

18' 6" Max x 11' 8" Max (5.64m Max x 3.56m Max)

Dining Room

8' 8" Max x 11' 8" Max (2.64m Max x 3.56m Max)

Kitchen/Diner

Utility

5' 5" Max x 6' 7" Max (1.65m Max x 2.01m Max)

Study

6' 3" Max x 8' 3" Max (1.91m Max x 2.51m Max)

W/C

Irregular Shaped Room x (x)

Bedroom 1

18' 8" Max x 11' 8" Max (5.69m Max x 3.56m Max)

Bedroom 2

9' 9" Max x 12' 3" Max (2.97m Max x 3.73m Max)

Bedroom 3

11' 8" Max x 8' 9" Max (3.56m Max x 2.67m Max)

Bedroom 4

9' 7" Max x 9' 9" Max (2.92m Max x 2.97m Max)

Bathroom

8' 6" Max x 4' 2" Max (2.59m Max x 1.27m Max)

En-Suite

7' 1" Max x 7' 4" Max (2.16m Max x 2.24m Max)

Garage

18' 3" Max x 18' 8" Max (5.56m Max x 5.69m Max)

Property Ref: ABD100556 - 0005

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.