



**Abergwawr Place, Aberaman,
Aberdare, CF44 6YR.**

FOR SALE
Offers over £155,000



- **THREE BEDROOMS**
- **UPSTAIRS FAMILY BATHROOM**
- **IMMACULATELY PRESENTED THROUGHOUT**



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Property Description

This is an exceptionally well-presented three-bedroom home, situated in a quiet and sought-after street in Aberaman. The property offers a stylish and modern finish throughout, creating a home that is ready to move straight into.

The ground floor comprises a welcoming entrance leading into a contemporary lounge finished to a high standard, providing a comfortable and inviting living space. To the rear is a beautifully presented kitchen/dining room fitted with modern units and offering an excellent area for both everyday family life and entertaining, with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, each offering versatile accommodation whether used as sleeping accommodation, a home office or dressing space. The accommodation is completed by a modern family bathroom fitted with a contemporary suite.

Externally, the rear garden is well maintained and designed for low maintenance, featuring a decked seating area, artificial lawn and useful storage space, along with rear access. The garden provides a pleasant and private outdoor setting, ideal for relaxing and enjoying the surroundings. There is also a long woodland nature walk right behind the street, it can take you all the way up to the country park.

The property is located in a peaceful residential position within Aberaman, yet remains conveniently close to local amenities including shops and a primary school. Aberdare town centre is just a short distance away, offering a wider range of facilities as well as excellent transport links via both bus and train stations, making this an ideal location for commuters and families alike.

Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

LOUNGE

4.19 m x 3.00 m (13'9" x 9'10")

Step inside this beautifully presented home and you'll immediately appreciate the exceptional standard of finish throughout. The welcoming entrance is accessed via a contemporary composite front door and opens into a stylish, light-filled space with smooth emulsion walls and ceilings, modern laminate flooring and an impressive bespoke media wall complete with a built-in feature fireplace, creating a real focal point. A front-facing uPVC window allows plenty of natural light to flood the room, while quality oak internal doors lead to the under-stairs storage cupboard and the beautifully appointed kitchen. Stairs rise to the first floor, completing this elegant and inviting introduction to what is truly a show-home standard property.



KITCHEN

5.20 m x 3.21 m (17'1" x 10'6")

Beautifully designed with both style and practicality in mind, the impressive open-plan kitchen/dining room is a standout feature of this exceptional home. Fitted with a generous range of contemporary cream high-gloss wall and base units, complemented by elegant rose gold handles and warm wooden work surfaces, the kitchen offers a sleek and timeless finish. A matching island provides additional workspace and incorporates a stainless steel sink with storage beneath, while the integrated oven, hob and extractor hood complete the contemporary design. The spacious dining area comfortably accommodates a family-sized table and chairs, making it ideal for everyday family life as well as entertaining guests. Finished with smooth emulsion walls and ceilings with recessed spotlights, stylish tiled flooring and a rear-facing uPVC window, the room is flooded with natural light. The kitchen extends into an L-shaped layout, providing further versatility and access to the rear garden.



LANDING

The first-floor landing continues the property's impeccable presentation, featuring a stylish carpet runner to the staircase which leads to contemporary laminate flooring on the landing itself. Smooth emulsion walls and ceiling create a bright and airy feel, while access is provided to the loft space and a useful storage cupboard housing the combi boiler. Doors lead to the three well-appointed bedrooms and the beautifully finished family bathroom, completing the sense of quality that is evident throughout the home.



BEDROOM 1

3.11 m x 2.59 m (10'2" x 8'6")

The principal bedroom is beautifully presented, offering a calm and inviting retreat. Finished with smooth emulsion walls and ceiling, contemporary laminate flooring and a rear-facing uPVC window, the room enjoys plenty of natural light while overlooking the rear of the property. Complete with a radiator and ample power points, this stylish double bedroom is ready to move straight into.



BEDROOM 2

3.08 m x 2.27 m (10'1" x 7'5")

Bedroom Two is currently used as a home office but is a good-sized second bedroom if required.

Finished with smooth emulsion walls and ceiling and laminate flooring, the room benefits from a front-facing uPVC window providing natural light. Further features include a radiator and ample power points, making it a versatile space suitable for a variety of uses.

BEDROOM 3

3.02 m x 1.90 m (9'11" x 6'3")

Bedroom Three is a versatile room currently utilised as a dressing room, offering flexibility to suit a range of needs. Finished with smooth emulsion walls and ceiling and laminate flooring, the room also benefits from a front-facing uPVC window allowing in natural light. Additional features include a radiator, ample power points and a useful built-in storage cupboard, making this a practical and adaptable space within the home.

UPSTAIRS BATHROOM

2.49 m x 1.98 m (8'2" x 6'6")

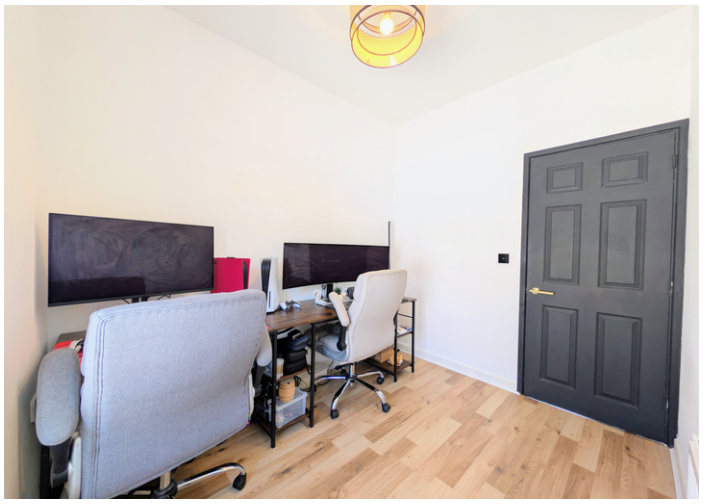
The modern family bathroom is well presented and fitted with a contemporary white suite comprising a panelled bath, separate shower cubicle, WC and wash hand basin. The room is finished with a combination of tiled and smooth emulsion walls, a smooth emulsion ceiling with recessed spotlights and stylish tiled flooring. A ladder-style radiator adds a modern touch, while a rear-facing uPVC window with frosted glass allows for natural light while maintaining privacy.

EXTERIOR

Externally, there is a neatly finished decked seating area, laid with attractive small decking tiles, creating a smart and inviting outdoor space. A few steps lead up to a section of low-maintenance artificial lawn, with a pathway providing convenient access to the rear lane.

The garden further benefits from a brick-built storage shed, offering useful additional space, along with an external WC which also provides additional storage potential.

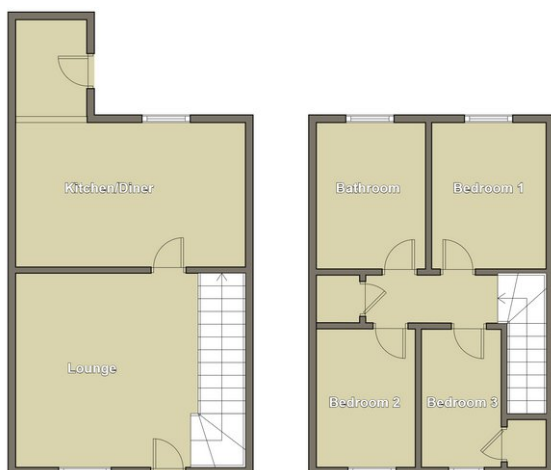
There's a long woodland nature walk right behind the street, it can take you all the way to the Country Park.





EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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