



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Tan Y Bryn Gardens

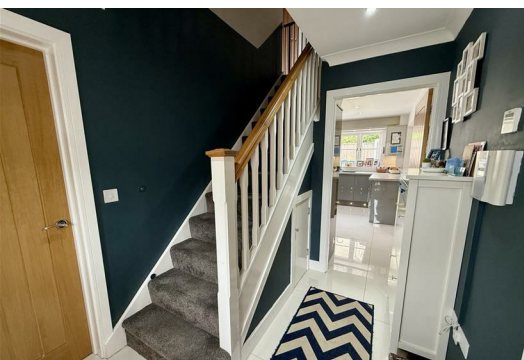
Llwydcoed, Aberdare, CF44 0TQ

£459,995



*** IMMACULATE 4 BEDROOM 'OXWICH BAY' STYLE WD LEWIS DETACHED FAMILY HOUSE***
*** SITUATED ON THE HIGHLY SOUGHT AFTER WD LEWIS RESIDENTIAL DEVELOPMENT, LLWYDCEOD***

Located in the charming area of Tan Y Bryn Gardens, Llwydcoed, Aberdare, this exceptional detached house offers a perfect blend of modern living and comfort. With four generously sized bedrooms, this property is ideal for families seeking space and convenience. The home boasts two well-appointed reception rooms, providing ample areas for relaxation and entertainment. At the heart of the house lies a beautifully designed, modern kitchen that seamlessly flows into a large open-plan kitchen diner. This inviting space is perfect for family gatherings and social occasions, with bi-fold doors that open out onto a low-maintenance artificial grass lawn, creating a delightful indoor-outdoor living experience. The property also features two bathrooms and a ground floor WC, ensuring that morning routines run smoothly for all family members. For those with vehicles, there is parking available for up to three cars, along with a garage for additional storage or secure parking. Situated in a popular development, this home benefits from excellent road links, making commuting a breeze. Local schools and amenities are conveniently close, providing everything you need within easy reach. This property is not just a house; it is a wonderful family home.



Hallway

High gloss tiled flooring. Stairs to first floor. Under stairs storage cupboard.

Front Sitting Room 10'05" x 13'05" (3.18 x 4.09)

Under floor heating. UPVC double glazed window to front. Carpet to floor

Lounge 11'00" x 17'01" (3.35 x 5.21)

UPVC double glazed window to front. Under floor heating. Double oak doors leading to kitchen/dining area. Carpet to floor. (Feature fireplace not included.)

Open plan fitted Kitchen/dining/living room

With an excellent range of white gloss modern wall and base units incorporating Stainless steel sink. Gas hob. Electric double oven. Integrated microwave. Tiled splash backs. Breakfast bar. Plinth lighting. Integrated fridge/freezer and dishwasher. UPVC double glazed window to rear. High gloss floor tiles. Extractor hood. High gloss tiled flooring. Concealed floor light and recess lighting to ceiling.

Dining Area/Sitting Room 24'02" x 10'10" min 22'08" (7.37 x 3.30 min 6.91)

UPVC double glazed bi fold doors to rear garden. High gloss tiled flooring. Bi-folding doors to garden.

Utility Room 5'10" x 5'09" (1.78 x 1.75)

Provision for washing machine and tumble dryer. Base units. Tiled flooring. UPVC double glazed door to rear garden. Wall mounted gas boiler serving hot water and heating system.

Landing

Airing cupboard housing water tank. Radiator.

Bedroom 1 11'00" x 14'08" (3.35 x 4.47)

Fitted wardrobe with sliding doors. Double radiators. UPVC double glazed window to front. Carpet to floor.

En Suite 6'10" x 5'05" (2.08 x 1.65)

Modern shower room with white suite Tiled walls. Shower cubicle. Wash hand basin with vanity unit. Heated towel rail. UPVC double glazed window to front.

Bedroom 2 11'03" x 11'00" max 9'00" to front of wardrobe (3.43 x 3.35 max 2.74 to front of wardrobe)

Carpet to floor. Radiator. UPVC double glazed window to rear. Fitted wardrobes and drawers.

Bedroom 3 10'07" x 12'07" (3.23 x 3.84)

Radiator. Radiator. UPVC double glazed window to front. Carpet to floor.

Bedroom 4 11'03" x 7'01" (3.43 x 2.16)

Radiator. Fitted wardrobe. UPVC double glazed window to rear.

Modern Bathroom

Excellent modern white fitted bathroom with wall hung vanity unit Laminate flooring. Bath. Shower cubicle. Chrome heated towel rail. Part tiled walls.

Outside

Front and rear gardens with side access to enclosed excellent size paved patio and artificial grass lawn area, outside recessed floor lighting. Outside tap. Entrance drive with ample off road parking to Garage with power and light connected. Further hardstanding to front for off road parking.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

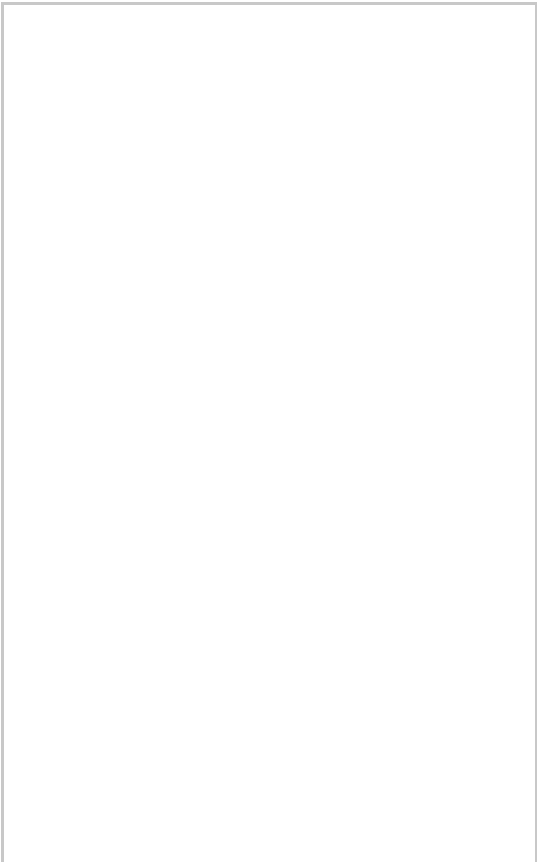
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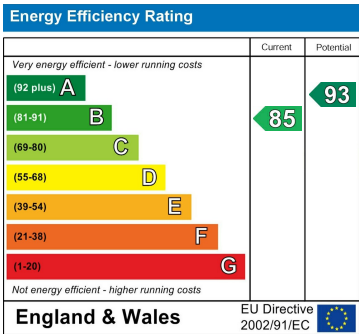
Area Map



Floor Plans



Energy Efficiency Graph



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