



**Laurel Close, Cwmdare,
Aberdare, CF44 8RS**

FOR SALE
£225,000



- **THREE BEDROOMS**
- **SEMI DETACHED WITH DRIVEWAY**
- **CLOSE TO LOCAL SCHOOLS AND LOCAL PARKS**



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Property Description

A superb opportunity to acquire this well-presented three-bedroom semi-detached home located in the popular Cwmdare area.

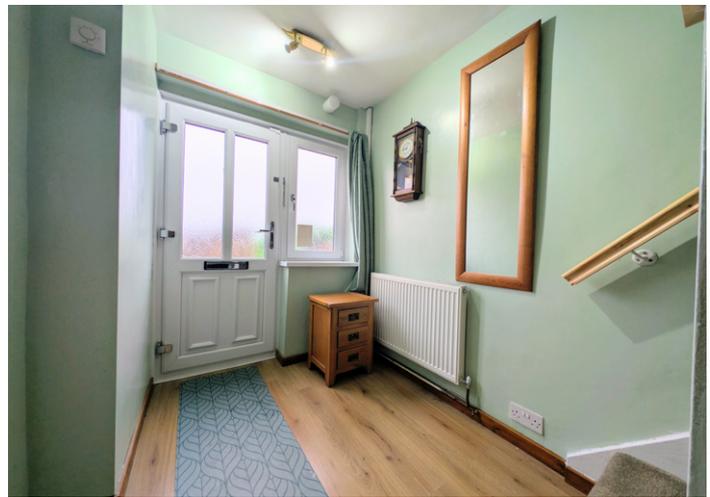
Offering excellent family accommodation throughout, this home features a welcoming entrance hall, a bright dual-aspect lounge/diner, and a newly fitted kitchen with pantry/storage area. To the first floor, three well-proportioned bedrooms and a recently updated bathroom are arranged off the landing with attic access.

Externally, the property benefits from a driveway providing ample parking for two vehicles, a low-maintenance front garden and a tiered rear garden with patio, along with both block-built and wooden storage sheds — ideal for outdoor living and storage.

Location Highlights – Set in Cwmdare, a residential village close to Aberdare in the heart of Rhondda Cynon Taf, the area offers convenient access to local shops, primary schooling and regular public transport links. Cwmdare lies within a pleasant community environment with nearby parks and green space, while larger town amenities and transport connections, including rail services from Aberdare, are also easily accessible

ENTRANCE HALL

Accessed via a white uPVC front door, the entrance hall features smooth emulsion walls and ceiling, laminate flooring and a radiator. Stairs rise to the first floor and a door leads through to the lounge/diner.



LOUNGE/DINER

7.20 m x 3.00 m

A bright dual-aspect reception room featuring smooth emulsion walls and ceiling with carpet flooring. Two radiators and multiple power points are fitted. uPVC windows to both the front and rear aspects allow for good natural light. A door leads through to the kitchen.



KITCHEN

3.30 m x 2.60 m

Newly fitted kitchen featuring a range of sandstone gloss base and wall units with complementary Calacatta-style worktops and matching splashbacks. Stainless steel sink unit with drainer. Plumbing for an automatic washing machine. Freestanding cooker. Radiator and power points installed. uPVC window to the rear aspect, with a door providing access to the exterior. A further door leads to a useful pantry/storage area.



LANDING

Featuring smooth emulsion walls and ceiling with carpet flooring. Attic access. Doors provide access to three bedrooms and the family bathroom. Power point installed. uPVC window to the side aspect. Built-in cupboard housing a radiator.



UPSTAIRS BATHROOM

2.10 m x 1.60 m

Recently updated and comprising a large shower cubicle, low-level W.C. and wash hand basin. Laminate flooring. White heated towel radiator. Panelled ceiling with a combination of panelled and tiled walls. uPVC window to the rear aspect.



BEDROOM 1

3.40 m x 3.00 m

Featuring smooth emulsion walls and ceiling with carpet flooring. Radiator and power points installed. Fitted wardrobes provide useful storage. uPVC window to the rear aspect.



BEDROOM 2

3.20 m x 2.80 m

Featuring smooth emulsion walls and ceiling with laminate flooring. Radiator and power points installed. uPVC window to the front aspect.



BEDROOM 3

2.30 m x 2.20 m

Featuring smooth emulsion walls and ceiling with carpet flooring. Radiator and power points installed. uPVC window to the front aspect.

EXTERIOR

To the front, double gates open onto a driveway providing ample parking for two vehicles. The front garden is laid with decorative stones for low-maintenance appeal. At the end of the driveway, access leads through to the rear garden, which is slightly tiered with a central pathway flanked by decorative stones. A rear patio offers an ideal seating area, complemented by block-built and wooden storage sheds.

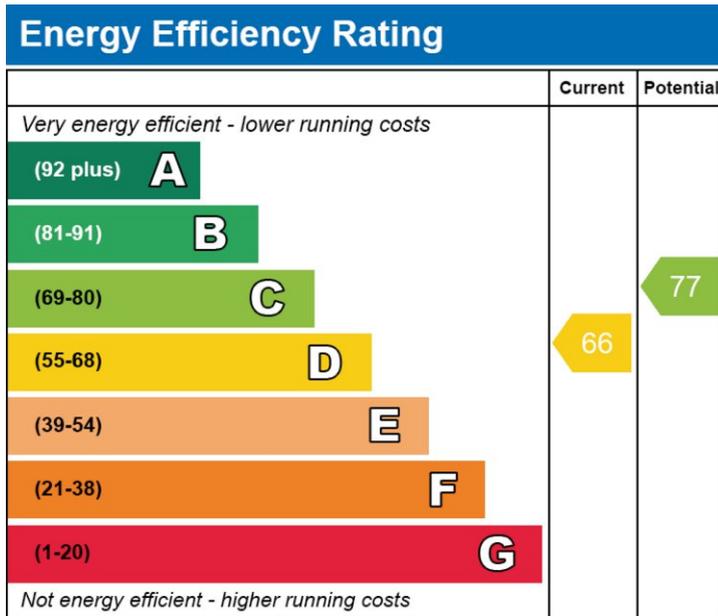








EPC



FLOORPLAN



Misdescriptions Act 1991

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