



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

£415,000



Nestled in the charming area of Maes Y Ffion, Llwydcoed, Aberdare, this stunning detached house offers a perfect blend of modern living and comfort. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The sleek and contemporary design throughout the home creates an inviting atmosphere, making it a delightful place to entertain guests or simply relax with loved ones.

The property boasts a spacious reception room, providing a warm and welcoming environment for gatherings. With three well-appointed bathrooms, convenience is at your fingertips, ensuring that morning routines and family life run smoothly.

One of the standout features of this home is the south-facing garden, which bathes in sunlight, making it a perfect spot for outdoor activities or enjoying a quiet moment in nature. Additionally, the incredible summerhouse adds a unique touch, offering a versatile space that can be used for leisure, hobbies, or as a home office.

Parking is made easy with space for two vehicles, providing practicality for busy households. This property truly encapsulates modern living in a serene setting, making it a must-see for anyone looking to settle in Aberdare. Don't miss the opportunity to make this beautiful house your new home.



### Entrance Hall

Composite front door. Radiator. Tiled floor. Storage.

### Cloakroom

UPVC double glazed window to front. Radiator. W.C. Vanity handwash basin.

### Living Room 18'08 x 10'10 (5.69m x 3.30m )

UPVC double glazed window to front. Radiator.

### Kitchen/Diner 18'07 x 12'03 (5.66m x 3.73m )

UPVC double glazed window to rear and patio doors. Wood shutters. Radiator. Granite worktop and splashback. Storage. Integrated fridge/freezer/washer/dryer/double over/wine refrigerator. Tiled floor.

### Landing

Skylight.

### Bedroom 1 15'07 x 14'11 (4.75m x 4.55m )

Skylight x3. Radiatorx2. Fitted storage.

### Bedroom 2 11'00 x 10'02 (3.35m x 3.10m)

UPVC double glazed window to rear. Radiator.

### En suite

UPVC double glazed window to side. Radiator. Tiled. W.C. Handwash basin. Shower.

### Bedroom 3 10'03 x 8'07 (3.12m x 2.62m )

UPVC double glazed window to front. Radiator.

### Bedroom 4 11'11 x 8'01 (3.63m x 2.46m )

UPVC double glazed window to rear. Radiator.

### Bedroom 5 18'06 x 8'06 (5.64m x 2.59m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

### Bathroom 6'09 x 6'01 (2.06m x 1.85m)

UPVC double glazed window to side. Vanity handwash basin. Freestanding bath. W.C.

### Outside

Detached garage currently utilised as office. Garage has attic storage, power and light and underfloor heating. Patio. Decking. lawn. Driveway. Outside tap.

### Disclaimer

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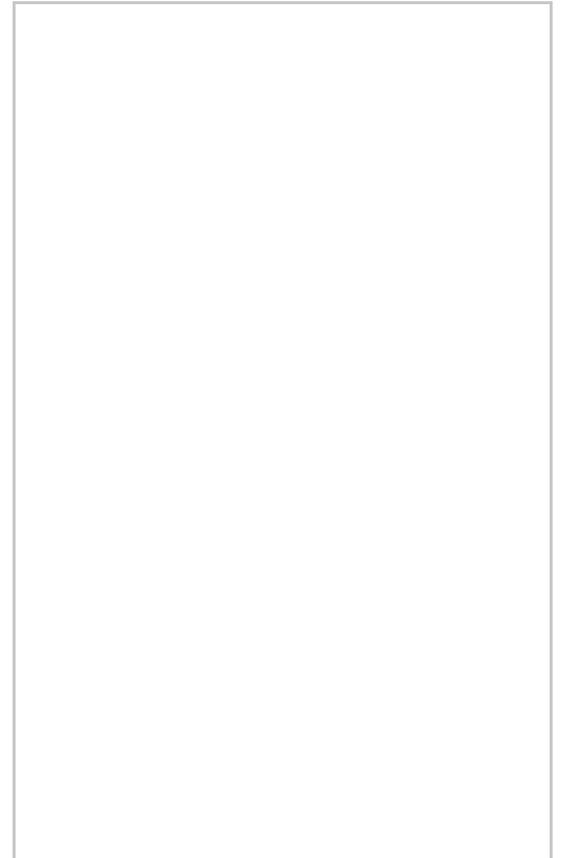
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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