



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Maes Y Ffion

Llwydcoed, Aberdare, CF44 0AQ

**£315,000**



Situated in the desirable area of Maes Y Ffion, Llwydcoed, Aberdare, this immaculate new build, detached house by Bellway presents an exceptional opportunity for those seeking a modern family home. With three well-proportioned bedrooms and three bathrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The contemporary design and high-quality finishes throughout the home create an inviting atmosphere that is both stylish and functional.

One of the standout features of this property is the converted office space, ideal for those who work from home or require a dedicated area for study. This versatile space can easily adapt to your needs, making it a valuable addition to the home.

The property also boasts parking for two vehicles, ensuring convenience for you and your guests. The sought-after location enhances the appeal, offering a peaceful environment while still being within easy reach of



## Entrance Hall

UPVC front door. Tiled floor. Radiator.

## Cloakroom

UPVC double glazed window to side. W.C. Handwash basin.

## Living Room 1 14'03 x 11'01 (4.34m x 3.38m )

UPVC double glazed bay window to front. Radiator.

## Kitchen/Diner 18'05 x 11'05 (5.61m x 3.48m )

UPVC double glazed window to rear and UPVC patio double doors to rear. Tiled floor. Radiator. Integrated dishwasher. Integrated oven and gas hob. Integrated washer/dryer. Integrated fridge/freezer. Storage.

## Landing

### Bedroom 1 12'07 x 11'02 (3.84m x 3.40m )

UPVC double glazed window to front. Radiator. Fitted wardrobes

## Ensuite

UPVC double glazed window to front. Shower. W.C. Radiator. Wash hand basin.

### Bedroom 2 10'02 x 8'06 (3.10m x 2.59m )

UPVC double glazed window rear. Radiator.

### Bedroom 3 10'08 x 7'11 (3.25m x 2.41m )

UPVC double glazed window rear. Radiator.

### Bathroom 8'05 x 5'07 (2.57m x 1.70m )

UPVC double glazed window. Bath. W.C. Handwash basin. Heated towel rail.

## Outside

Driveway. Detached garage with petitioned office space with power and light. Patio and lawn. Side access.

## 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.

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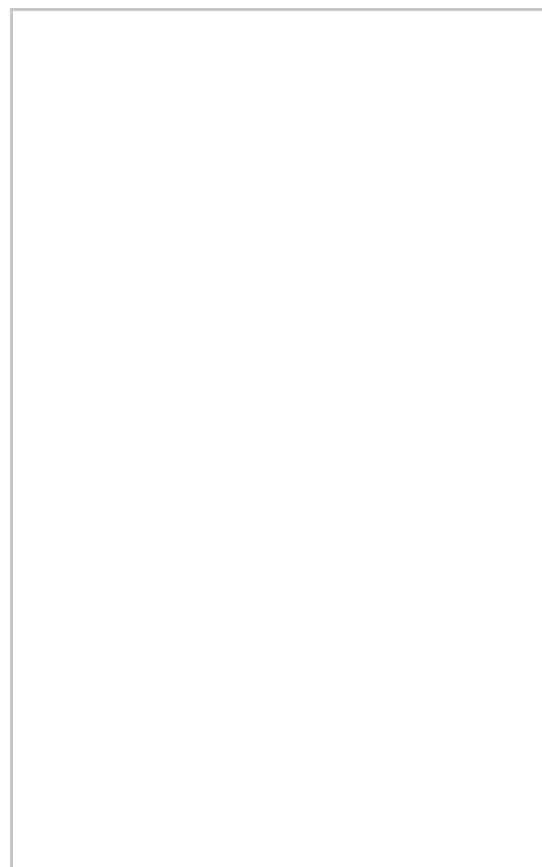
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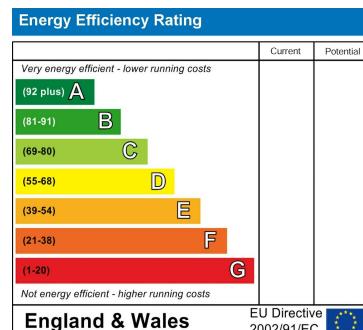
## Area Map



## Floor Plans



## Energy Efficiency Graph



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