



**Herbert Street, Aberdare,
CF44 7NH**

FOR SALE
£195,000



- **FABULOUS VIEWS**
- **THREE DOUBLE BEDROOMS**
- **IMMACULATELY REFURBISHED
THROUGHOUT**



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Property Description

Situated in Herbert Street, in the heart of Aberdare town centre, this modern three-bedroom mid-terraced dressed stone masonry home offers convenient access to a wide range of local amenities, including shops, GP surgeries, the sports centre and the train station, all within walking distance. Combining stylish interiors with practical living, this beautifully maintained property is ideal for first-time buyers, growing families or anyone looking for a home ready to move straight into.

Finished to a high standard throughout, the accommodation briefly comprises a welcoming entrance hallway leading into a spacious living room, complete with a striking textured stone-effect media wall and modern herringbone flooring flowing through to the impressive kitchen. Designed with both style and functionality in mind, the generously sized kitchen features contemporary matte charcoal units, white marble-effect work surfaces, a breakfast bar island, integrated cooking appliances and enjoys attractive mountain views to the rear. A separate utility room and convenient downstairs WC complete the ground floor.

Upstairs offers three generous double bedrooms and a modern family bathroom, with the rear bedroom benefiting from beautiful elevated mountain views.

Externally, the property boasts a modern, low-maintenance tiered patio garden with patio slabs, enclosed by traditional dry stone retaining walls. The garden enjoys far-reaching mountain views and also benefits from a useful storage outbuilding and rear lane access.

Offering an exceptional combination of contemporary finishes, spacious accommodation and an excellent town centre location, this fantastic home presents an opportunity not to be missed.

Entrance Hallway

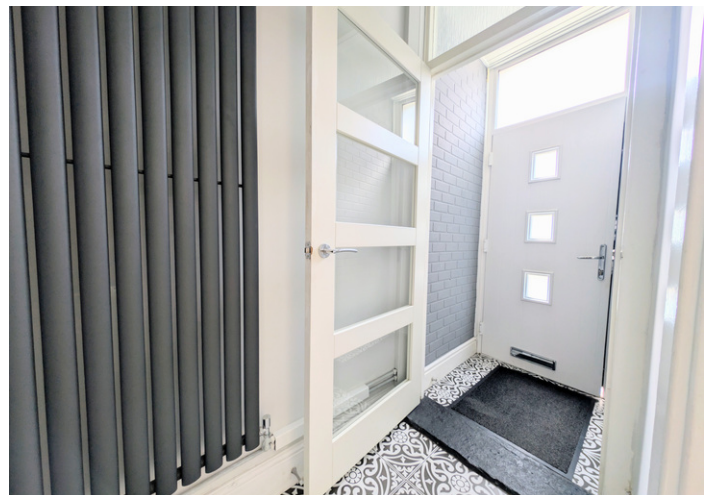
Entered via a stylish composite front door, you are welcomed into a practical entrance porch, ideal for keeping the elements at bay before stepping through an elegant glazed panelled door into the main entrance hallway. The hallway immediately impresses with its attractive monochrome Victorian-style patterned tiled floor, creating a charming first impression. A staircase rises to the first floor, complemented by a contemporary vertical radiator, while a door leads through to the living room.



Living Room

6.30 m x 3.50 m

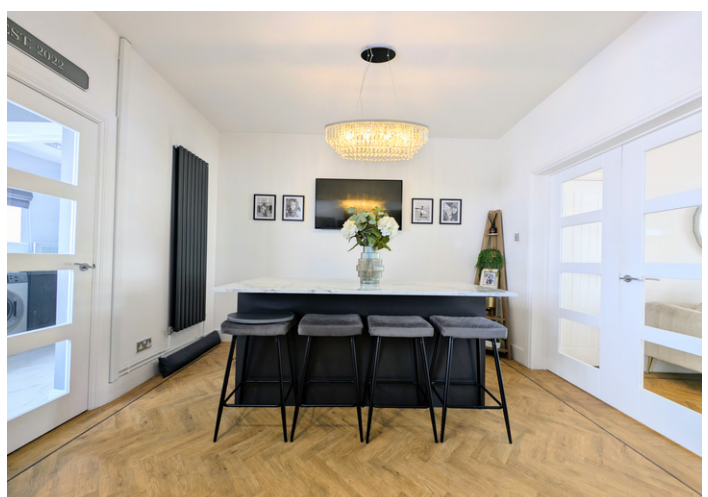
A generous and beautifully presented living room offering plenty of space for both relaxing and entertaining. The room features modern herringbone flooring and a striking textured stone-effect media wall with a built-in contemporary electric fireplace, creating a stylish focal point. Smooth emulsion-finished walls and ceiling enhance the sleek, modern feel, while double doors open into the kitchen, improving the flow of the home. Useful understairs storage adds practicality, and the room further benefits from a uPVC double glazed window to the front elevation, allowing an abundance of natural light, together with a radiator and multiple power points.



Kitchen/Diner

4.30 m x 3.60 m

An impressive and exceptionally spacious kitchen, thoughtfully designed to offer both style and functionality. Boasting an excellent range of contemporary matte charcoal base and wall units, beautifully complemented by white marble-effect work surfaces, the kitchen offers ample storage and preparation space. A matching breakfast bar island provides additional workspace and an ideal spot for casual dining, while the modern herringbone flooring continues seamlessly from the living room. Emulsion-finished walls and ceiling complete the fresh, contemporary feel. A black composite sink with a matching swan-neck mixer tap sits beneath a uPVC double glazed window to the rear, enjoying lovely mountain views. The kitchen also features an electric hob with a sleek inclined glass extractor hood above, a built-in oven, a modern vertical radiator, and multiple power points. A door leads through to the inner hallway, providing access to the utility room, downstairs WC, and the exterior.



Utility Room

1.90 m x 1.40 m

A practical utility room featuring emulsion walls and ceiling, complemented by marble-effect tiled flooring. The room is fitted with a single-bay shaker-style base unit matching the kitchen, along with plumbing and space for a washing machine. A uPVC window to the rear, a radiator and multiple power points add everyday convenience.

Downstairs W/C

1.00 m x 0.90 m

A convenient downstairs WC featuring a low-level WC and a wash hand basin set within a contemporary vanity unit. Emulsion-finished walls and ceiling are complemented by marble-effect tiled flooring, creating a clean and modern finish. The room also benefits from a radiator and a uPVC double glazed window to the rear, allowing for natural light and ventilation.



Landing

The first-floor landing features emulsion-finished walls and ceiling with fitted carpet underfoot. Providing access to all first-floor accommodation, including three bedrooms and the family bathroom, the landing also benefits from loft access.



Bedroom 1

3.60 m x 2.60 m

The principal bedroom is a generous and beautifully presented double room featuring emulsion-finished walls and ceiling, with a stylish feature wallpapered wall adding character and interest. The room is finished with fitted carpet and benefits from a uPVC double glazed window to the rear elevation, enjoying attractive mountain views, together with a radiator and multiple power points.



Bedroom 2

3.50 m x 2.30 m

A generous and well-proportioned double bedroom featuring emulsion-finished walls and ceiling with fitted carpet underfoot. One wall has been tastefully enhanced with half-height decorative panelling, creating an attractive feature. The room benefits from a uPVC double glazed window to the front elevation, allowing plenty of natural light, together with a radiator and multiple power points.



Bedroom 3

2.80 m x 2.10 m

A spacious double bedroom with emulsion walls and ceiling, complemented by fitted carpet for added comfort. A uPVC window to the front allows plenty of natural light to fill the room, while a radiator and multiple power points provide everyday practicality.

Upstairs bathroom

2.90 m x 2.60 m

A beautifully appointed and contemporary family bathroom, fitted with a large enclosed shower cubicle with glazed doors and a thermostatic rainfall shower system. The suite also comprises a stylish freestanding back-to-wall bath, a low-level WC, and a wash hand basin set within a modern vanity unit. The room features a smooth emulsion-finished ceiling, with a combination of marble-effect tiled walls and smooth emulsion finishes, creating a luxurious and contemporary feel. Laminate flooring completes the look, complemented by a modern vertical radiator. A uPVC double glazed window with obscure glass to the rear elevation provides natural light and privacy.

Rear garden

To the rear, the property boasts a modern, low-maintenance tiered patio garden, thoughtfully designed to maximise the impressive panoramic mountain views. Finished with patio slabs and enclosed by traditional dry stone retaining walls, this attractive outdoor space provides an ideal setting for relaxing or entertaining. The garden also benefits from a useful outbuilding for storage and convenient rear lane access.

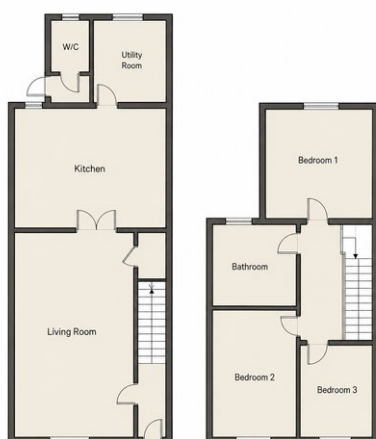






EPC

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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