



27 CARDIFF STREET, ABERDARE, CF44 7DP  
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# The Willows

Aberdare, CF44 8BX

£395,000



Welcome to The Willows, Cwmdare, this exceptional detached house offers a rare opportunity to acquire a delightful family home. Boasting four spacious bedrooms, this property is perfect for those seeking comfort and style in a sought-after location.

One of the standout features of this home is the stunning conservatory, which is flooded with natural light and runs the length of the property. This versatile space is ideal for entertaining guests or simply enjoying quiet moments with family, making it perfect for those special occasions.

The Willows is conveniently situated just a stone's throw away from a picturesque country park, providing residents with breathtaking mountain views and a serene environment. The sun-filled garden further enhances the appeal of this property, offering a wonderful outdoor space for relaxation and recreation.

This home is not just a place to live; it is a lifestyle choice that combines the beauty of nature with the comforts of modern living. With its prime location and impressive features, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this remarkable house your new home.



### Entrance Hall

Composite front door. Radiator. Storage.

### Reception Room 1 15'08 x 11'00 (4.78m x 3.35m)

UPVC double glazed patio doors leading to conservatory. Gas fire.

### Conservatory

UPVC double glazed conservatory to rear of property. Underfloor heating.

### Reception Room 2 11'00 x 9'04 (3.35m x 2.84m)

UPVC double glazed window to front. Radiator.

### Kitchen 12'03 x 11'08 (3.73m x 3.56m )

UPVC double glazed window to the rear and door. Radiator. Integrated dishwasher. Electric oven and gas hob. Quartz worktops.

### Utility Room 6'05 x 4'09 (1.96m x 1.45m )

UPVC double glazed window to side. Provisions for washer/dryer. Radiator. Sink.

### Cloakroom

UPVC double glazed window to front. Radiator. W.C. Handwash basin.

### Landing

Radiator.

### Bedroom 1 12'00 x 9'11 (3.66m x 3.02m )

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

### En Suite 6'05 x 4'09 (1.96m x 1.45m )

UPVC double glazed window to side. Heated towel rail. W.C. Handwash basin. Shower.

### Bedroom 2 11'00 x 9'01 (3.35m x 2.77m )

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

### Bedroom 3 10'01 x 9'10 (3.07m x 3.00m )

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

### Bedroom 4 8'08 x 6'07 (2.64m x 2.01m)

UPVC double glazed window to rear. Radiator. Attic trap.

### Bathroom 6'04 x 6'03 (1.93m x 1.91m )

UPVC double glazed window to rear. Heated towel rail. W.C. Handwash basin. Bath with overhead shower.

### Outside

Single garage. Driveway. Front and rear gardens. Artificial grass. Composite decking. Side access. Outside tap.

### Disclaimer

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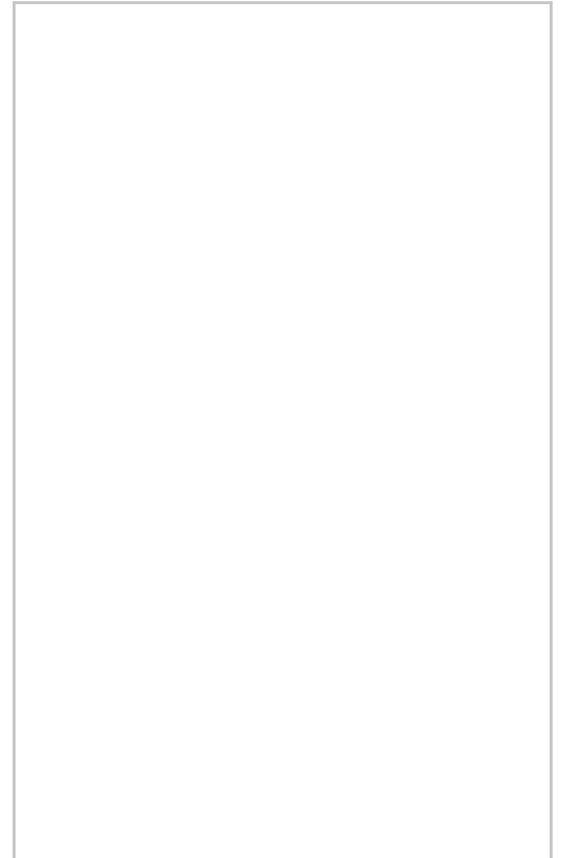
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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