



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Llwydcoed Road

Aberdare, CF44 0TN

£535,000



Welcome to Highfield, a tranquil private cul-de-sac, in the beautiful village of Llwydcoed, this exquisite detached house offers a perfect blend of modern luxury and comfort. With an impressive layout featuring three spacious reception rooms, this home is ideal for both entertaining guests and enjoying family time.

The property boasts four well-appointed bedrooms, providing ample space for relaxation and privacy. Each of the three bathrooms is designed to a high specification, ensuring convenience and style for all residents. The heart of the home is undoubtedly the stunning kitchen diner, complete with quartz worktops and a utility area, perfect for culinary enthusiasts.

One of the standout features of this property is the underfloor heating, which adds an extra layer of comfort and luxury throughout the home. Additionally, the fitted offices by Sharpes in both rooms offer a perfect solution for those who work from home or require dedicated study spaces.

Outside, the property benefits from parking for three vehicles, making it practical for families or those with multiple cars. The gorgeous summerhouse in the garden provides a delightful retreat, ideal for enjoying the beautiful mountain views that surround the property.

The property further boasts an EPC rating of category B, which further adds to level of quality within the workmanship of this beautiful new build home, insuring energy efficiency and performance.

This home is not just a place to live; it is a lifestyle choice, offering a serene environment while being close to local amenities with the Brecon Beacons National Park, a stone throw away. With its high specification and thoughtful design, this property is a rare find in LLwycoed. Don't miss the opportunity to make this stunning house your new home.



### Property Description

The property features a grey creased brick, white monocouche render, contemporary anthracite grey UPVC windows, a composite front door, and aluminium bifold doors connecting the large kitchen family room to the garden.

The homes feature underfloor heating throughout the ground floor and independently controlled in each room by a digital thermostat to improve efficiency. There is a freestanding bath in the family bathroom with a separate shower enclosure, along with large 'walk in' showers in the en-suite fitted with 'rain' style shower heads. The family bathroom, ensuite, and WC are fitted with Porcelanosa tiling.

The high spec kitchen includes Neff appliances and quartz worktops. A well appointed utility room off the kitchen family room features the same units and quartz worktops as the kitchen and has a UPVC door to the garden.

Each home features an impressive oak staircase with a glass balustrade, complimented with modern internal oak doors in a Linear style. Bedrooms 1 and 2 have sliding wardrobe doors with chrome internal rails.

A large home office features on the ground floor, as well as a 'media area' in the under stairs storage room that accommodates the broadband router, and TV distributor. The home office features Sharpes installed office furniture.

Polished chrome switches and sockets fitted throughout along with polished chrome LED downlights in many of the rooms. Longevity has been considered when installing 3 phase electricity which allows the connection of a 22KW rapid car charger.

The garden has porcelain patio slabs, shrubs to front the house and grass in the gardens together with a summerhouse/shed both with power and light.

The homes are covered by a 10 year ICW latent defect warranty along with a Total Building Control final certificate.

### Disclaimer

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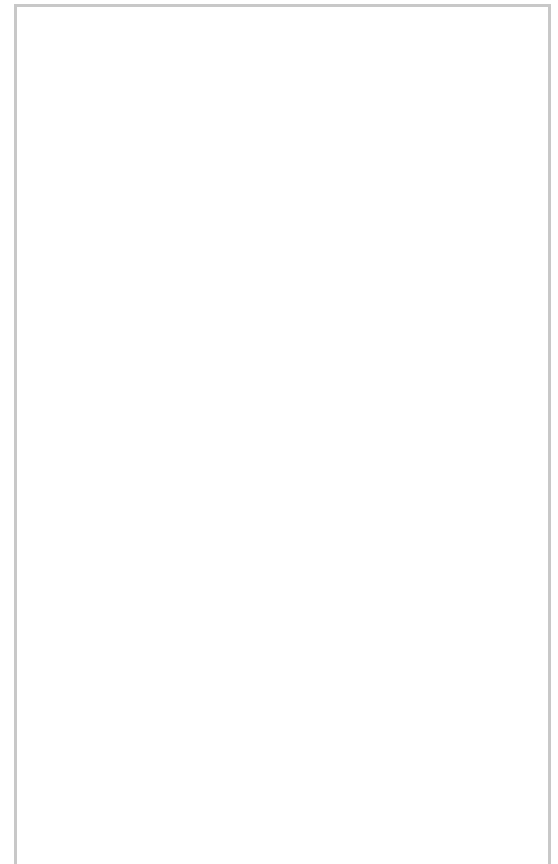
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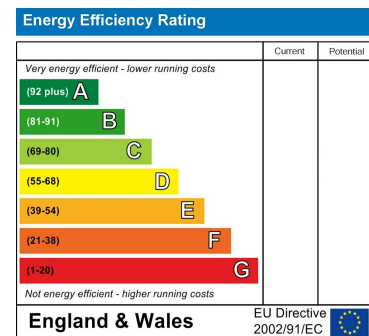
### Area Map



### Floor Plans



### Energy Efficiency Graph



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