



## Llewelyn Street

Aberdare, CF44 8HU

£235,000



Llewelyn Street, Trecynon Aberdare boasting 4 bedrooms, this spacious family home is perfectly located within walking distance of local amenities, schools, and the picturesque Aberdare Park.

As you step inside, you are greeted by an inviting entrance hallway leading to a generous lounge, ideal for relaxing or entertaining guests. The family-sized fitted kitchen/diner is a, complete with patio doors leading to patio area.

Upstairs, a great-sized landing provides access to a modern bathroom and the 4 well-appointed bedrooms, offering comfort and privacy for the whole family.

Outside, the property impresses with a forecourt garden and shared side access to an excellent-sized tiered garden. Here, an artificial grass area, graveled hard standing, paved patio and a raised decked seating spot await, offering a perfect setting to enjoy the pleasant views.

With the added comforts of gas central heating and double-glazed windows, this home is not only inviting but also practical for modern living.



### Hallway

Radiator and cover. Under stairs storage. Stairs to first floor.

### Lounge 22'2 x 13'0 (6.76m x 3.96m)

Radiator x 2. Fire surround. UPVC double glazed window to front.

### Open plan fitted kitchen/diner 15'9 max 9'4 min x 18'8 max 9'11 min (4.80m max 2.84m min x 5.69m max 3.02m min)

With a modern range of wall and base units incorporating gas hob and electric oven, 1 1/2 bowl sink unit, integrated dishwasher, wine cooler, provision for plumbed in washing machine. Two radiators. Tiled splash backs, tiled floor. Recess ceiling lighting. Upvc double glazed patio doors to rear garden.

### Spacious Landing

Radiator with cover.

### Bedroom 1 11'9 x 11'2 (3.58m x 3.40m)

Radiator. UPVC double glazed window to front.

### Bedroom 2 13'0 x 9'8 (3.96m x 2.95m)

Radiator. Upvc double glazed window to rear aspect.

### Bedroom 3 8'9 x 8'0 (2.67m x 2.44m)

UPVC double glazed window to front. Radiator.

### Bedroom 4 7'2 x 10'11 (2.18m x 3.33m)

Radiator. Cupboard housing combi boiler. UPVC double glazed window to side.

### Bathroom

Bath. Separate shower. W.C. Wash hand basin. UPVC double glazed window to rear. Chrome heated towel rail.

### Outside

Front forecourt garden. Shared side access to rear garden. Steps up to rear landscaped and tiered garden with 4 level outdoor living areas including gravelled paved patio area, paved patio, artificial grass area and elevated decked seating area enjoying views to front aspect. Outside lights and outside cold water tap.

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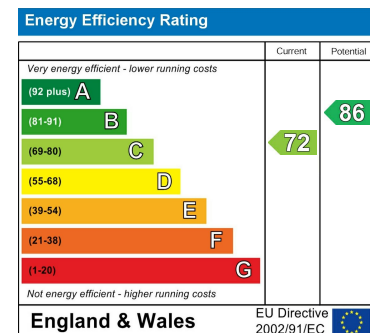
## Area Map



## Floor Plans



## Energy Efficiency Graph



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