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Tan Y Bryn Gardens

Llwydcoed, Aberdare, CF44 0TQ

£399,995



Welcome to the desirable Tan Y Bryn Gardens development in Llwydcoed, Aberdare, this immaculate detached house offers a perfect blend of modern living and elegant design. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

Upon entering, you will be greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The high specification of the home is evident throughout, featuring solid oak doors and engineered flooring that add a touch of sophistication. The multi-fuel log burner in the main living area creates a warm and welcoming atmosphere, perfect for cosy evenings in.

The south-facing garden is a true highlight, bathed in sunlight and thoughtfully designed for both leisure and enjoyment. It provides an excellent space for outdoor gatherings or simply unwinding in the fresh air. The addition of oak shutters to the rear patio doors enhances the charm of the home while allowing for privacy and light control.

Parking is a breeze with space for up to three vehicles comfortably, ensuring convenience for you and your guests. The property further boasts a spacious garage which is currently utilised as a gym/storage. This



Area Map



Floor Plans



Energy Efficiency Graph

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

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