



Llangorse Road

Aberdare, CF44 0LD

£259,995



Llangorse Road Cwmbach Aberdare, this charming semi-detached house offers an excellent opportunity for families seeking a comfortable and well-presented home. Boasting three spacious bedrooms, master bedroom has a dressing area. The entrance hall welcomes you into the heart of the home, where you will find two inviting reception rooms, perfect for both relaxation and entertaining guests.

The fitted kitchen is practical and functional, complemented by a utility room that adds convenience to daily chores. A downstairs w.c. enhances the practicality of the layout, making it ideal for family life. The patio doors lead you to a generous rear garden, where you can enjoy outdoor living on the paved patio while taking in the stunning mountain views that surround the property.

Upstairs, the master bedroom provides a peaceful retreat, ensuring a restful night's sleep. The house is equipped with double glazed windows and gas central heating, ensuring warmth and comfort throughout the year.

Situated within easy walking distance of local schools, this property is perfect for families with children. Additionally, the nearby country walks offer a wonderful opportunity to explore the beautiful natural surroundings. With off-road parking available, this home combines convenience with a tranquil lifestyle.



Entrance Hall

Upvc double glazed front door. Understairs storage. Radiator.

Lounge 20' x 9'10 (6.10m x 3.00m)

Radiator x 2 . Upvc double glazed window to front aspect.

Dining room 9'10 x 9'3 (3.00m x 2.82m)

Upvc double glazed patio doors to rear garden. Radiator

Sitting Room/Study 6'9 x 13'7 (2.06m x 4.14m)

Radiator. Upvc double glazed window to front aspect.

Fitted Kitchen 8 x 13'5 (2.44m x 4.09m)

With a modern range of wall and base units. Freestanding Gas hob and oven. 1 1/2 bowl sink unit. Dishwasher. Extractor hood. Upvc double glazed window and door to rear garden.

Utility Room

Provision for plumbed in washing machine.

Downstairs W.C.

Modern suite in white comprising w.c., and vanity wash hand basin.

Landing

Modern Bathroom

Modern suite in white comprising, bath, wash hand basin and w.c., shower over bath

Master Bedroom 1/Dressing Room 16'10 x 12' max 9'10 min (5.13m x 3.66m max 3.00m min)

2 x upvc double glazed windows. Radiator.

Bedroom 2 13'1 x 10'1 (3.99m x 3.07m)

Radiator. Upvc double glazed window to front aspect.

Bedroom 3 10' x 8'5 max into recess 5'3 min (3.05m x 2.57m max into recess 1.60m min)

Radiator. Upvc double glazed window to front aspect. Gas boiler in cupboard.

Outside

Off Road parking to front. Side access to excellent size rear garden mainly laid to lawn with raised paved seating area enjoying beautiful mountain views

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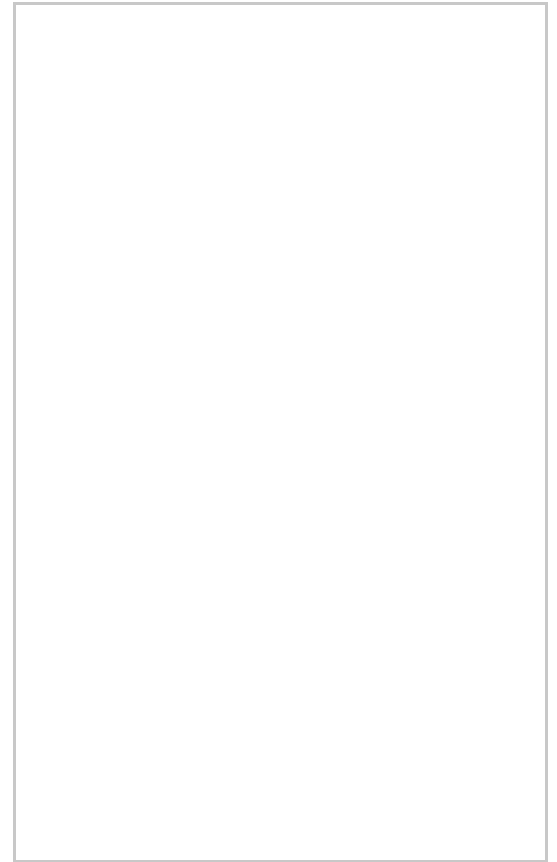
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Area Map



Floor Plans



Energy Efficiency Graph

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

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