



## Fair Oak Close

Aberdare, CF44 8BT

£249,000



Fair Oak Close, Landare, this modern end terrace house is a gem waiting to be discovered. Boasting 3 bedrooms, this property is the perfect choice for a first-time buyer looking for a cozy yet spacious home. Situated in a much sought-after residential location, this house is just a stone's throw away from local schools, picturesque country walks, and convenient shops in the nearby villages of Trecynon and Gadlys. As you step inside, you are greeted by an inviting entrance porch leading to a hallway with access to a fitted kitchen/diner. The lounge is a bright and airy space, featuring patio doors that open up to the garden, perfect for enjoying a cup of tea on a sunny afternoon.

Upstairs, you'll find two double bedrooms and a single bedroom, offering ample space for a growing family or guests. The modern family bathroom is conveniently located on this floor, adding a touch of luxury to everyday living.

This property is equipped with gas central heating and double glazed windows, ensuring warmth and energy efficiency throughout the year. The corner plot location is a standout feature, providing excellent size level gardens to the front, side, and rear of the house. Situated at the end of the garden is a well presented garden room/hobby room perfect for storage and entertainment. There is even further potential for ample off-road parking on the side of the property, making life easier for you and your guests.



### Entrance porch

Tiled floor. UPVC double glazed windows and door.

### Entrance Hall

Stairs to first floor. Storage under stairs. Radiator. Storage cupboard housing gas boiler.

### Lounge 16'1 x 13'4 (4.90m x 4.06m)

Double glazed window and patio doors to rear garden. Wall mounted electric fire. Radiator

### Fitted Kitchen/Diner 9'7 x 10'9 (2.92m x 3.28m)

With a modern range of wall and base units. UPVC double glazed window to front aspect.. Stainless steel sink. Electric cooker and electric hob. Cooker hood. Radiator. Provision for washing machine.

### Landing

### Bedroom 1 8'9 x 11'7 (2.67m x 3.53m)

Radiator. UPVC double glazed window to rear. Laminated flooring. Built in wardrobe.

### Bedroom 2 9'7 x 10'7 (2.92m x 3.23m)

Radiator. UPVC double glazed window to front. Built in wardrobe

### Bedroom 3 6'11 x 8'8 (2.11m x 2.64m)

Radiator. UPVC double glazed window to rear aspect

### Modern Bathroom 5'5 x 6'0 (1.65m x 1.83m)

With modern suite in white comprising Bath. Wash hand basin. W.C. Tiled walls. UPVC double glazed window to front.

### Outside

Front garden with side access to enclosed rear garden. Large decked seating area. Situated at the end of the garden is a well presented garden room/hobby room perfect for storage and entertainment. (10'10 x 11'9 ) Power and light connected

### Disclaimer

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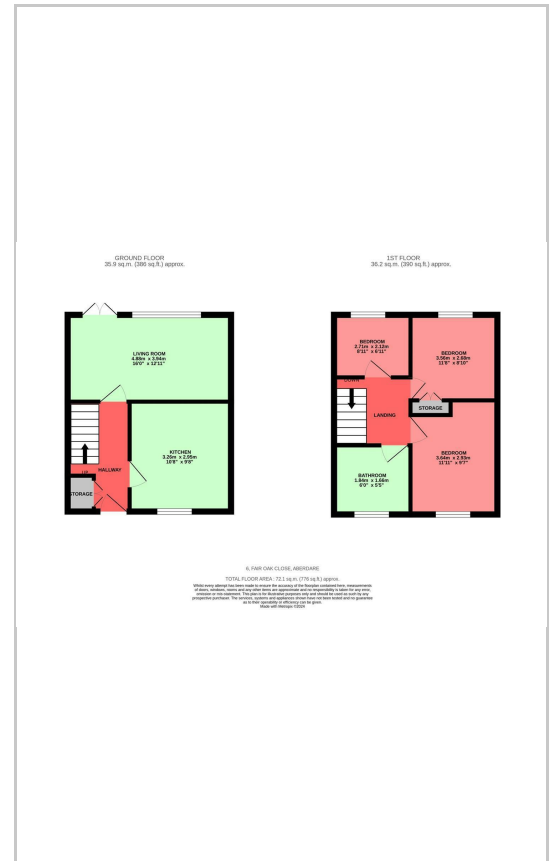
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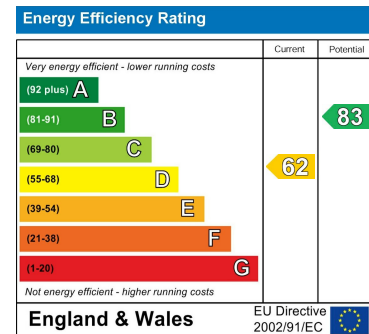
## Area Map



## Floor Plans



## Energy Efficiency Graph



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