



Heol-Y-Mynydd

Aberdare, CF44 7PS

£184,995

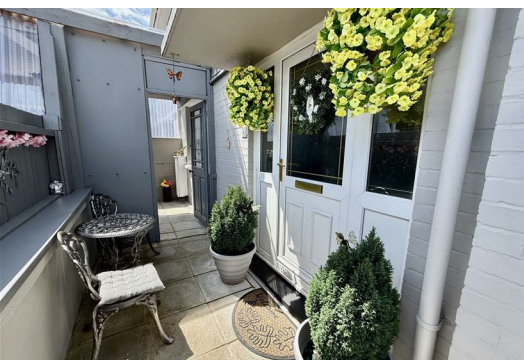


Nestled in the charming area of Heol-Y-Mynydd, Aberdare, this semi-detached house presents an exceptional opportunity for those seeking a spacious family home. The property features two inviting reception rooms, perfect for both relaxation and entertaining, alongside three generously sized bedrooms that offer ample space for rest and privacy.

The heart of the home is enhanced by a cosy multi-fuel log burner, providing warmth and comfort during the colder months. The well-appointed bathroom caters to the needs of a modern family, ensuring convenience and functionality.

One of the standout features of this property is its substantial outdoor area, ideal for children to play or for hosting summer gatherings. With parking available for up to two vehicles, this home offers practicality alongside its many comforts.

Situated just a stone's throw away from the picturesque Country Park, residents can enjoy the beauty of nature right on their doorstep. This property is not just a house; it is a place where memories can be made and cherished. Whether you are a growing family or simply seeking a peaceful retreat, this home in Aberdare is sure to impress.



Entrance Hall

UPVC front door. Stairs. Radiator. Tiled floor.

Dining Room 11'10 x 10'2 (3.61m x 3.10m)

UPVC double glazed window to front. Radiator.

Living Room 11 x 14'1 (3.35m x 4.29m)

UPVC double glazed window to rear. Radiator. Multifuel log burner.

Kitchen 6'8 x 10'2 (2.03m x 3.10m)

UPVC double glazed window to rear. Gas hob. Provision for washing machine.

Landing

UPVC double glazed window to side.

Bedroom 1 10'6 x 13'3 (3.20m x 4.04m)

UPVC double glazed windows. Radiator.

Bedroom 2 11'2 x 11'2 (3.40m x 3.40m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 9'1 x 7'4 (2.77m x 2.24m)

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

Family Bathroom

Bath. Handwash basin. Separate W.C.

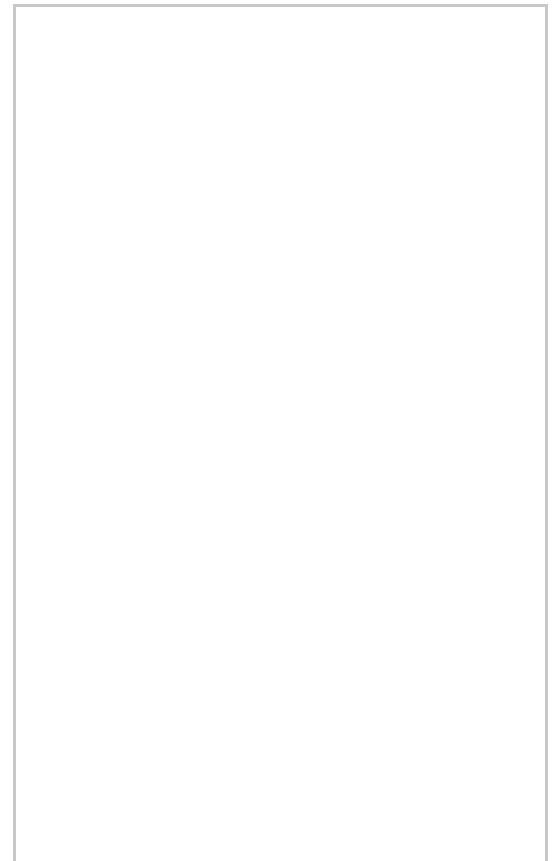
Outside

Sunroom 13'1 x 9. Sunken seating area. Patio and artificial grass. Outside tap. Two outside storage sheds and two outside log storage areas. Garage with power and light. Gated driveway.


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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