



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Llys Pen Bryn

Aberdare, CF44 6TZ

£355,000



Located in the charming area of Llys Pen Bryn, Aberaman, Aberdare, this beautiful detached house offers a perfect blend of comfort and style. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings or perfect for a home office.

The home features four well-appointed bedrooms, providing ample space for a growing family or accommodating guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property includes three modern bathrooms, which enhance convenience and privacy for all residents.

The surrounding area of Aberdare is known for its picturesque landscapes and friendly community, making it an excellent choice for those seeking a tranquil lifestyle while still being within reach of local amenities. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are looking for a spacious, modern family home in a delightful location, this property at Llys Pen Bryn is certainly worth considering.



**Entrance Hall**

Composite front door. LVT flooring. Radiator. Understairs storage.

**Cloakroom**

UPVC double glazed window to side. Radiator. W.C. Handwash basin. Tiled walls.

**Reception Room 1 17'03 x 13'08 (5.26m x 4.17m)**

UPVC double glazed bay window to front. Radiator.

**Study**

UPVC double glazed window to front. Radiator.

**Kitchen/Diner 30'00 x 9'05 (9.14m x 2.87m )**

UPVC double glazed window and patio doors to rear. Radiator. Gas hob with extractor hood. Electric oven. Wine cooler. Integrated fridge/freezer/dishwasher. LVT flooring.

**Utility Room 7'08 x 5'07 (2.34m x 1.70m)**

Provisions for washer/dryer. UPVC double glazed door to side. LVT flooring.

**Landing**

Storage cupboard. Attic trap.

**Bedroom 1 10'06 x 10'05 (3.20m x 3.18m)**

UPVC double glazed window to front. Radiator. Fitted wardrobes.

**En Suite 6'05 x 4'03 (1.96m x 1.30m)**

UPVC double glazed window to front. Shower. W.C. Handwash basin. Chrome heated towel rail.

**Bedroom 2 13'05 x 10'02 (4.09m x 3.10m)**

UPVC double glazed window to front. Radiator.

**Bedroom 3 10'05 x 9'01 (3.18m x 2.77m)**

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

**Bedroom 4 10'00 x 8'08 (3.05m x 2.64m)**

UPVC double glazed window to rear. Radiator.

**Bathroom 7'10 x 5'06 (2.39m x 1.68m)**

UPVC double glazed window to rear. Bath. W.C. Chrome heated towel rail. Handwash basin.

**Outside**

Garage with power and light. Outside power point. Outside tap. Side access. Driveway. Patio and lawn area. Shed.

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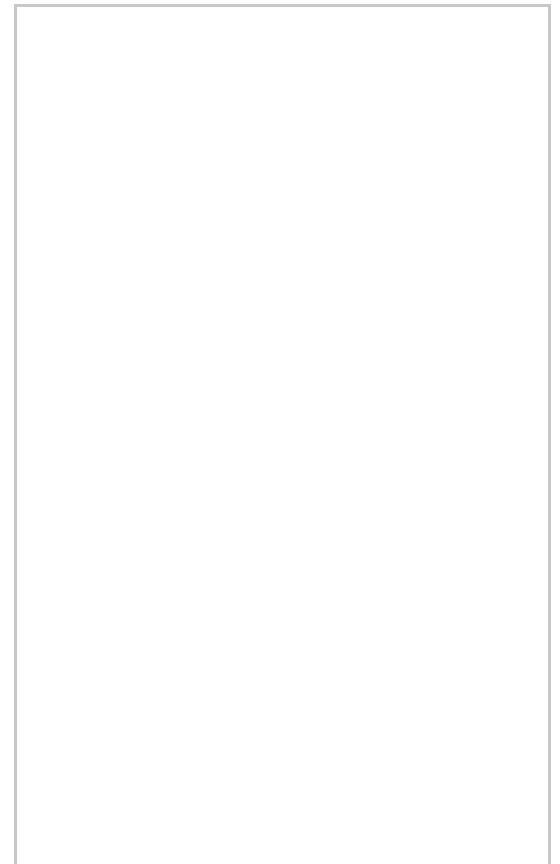
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**Area Map**



**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	