



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Gower Road

Aberdare, CF44 0LE

£335,000



Located in the sought-after location of Gower Road, Cwmbach, this impressive semi-detached house offers a perfect blend of character and modern living. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by one reception room and a conservatory, perfect for entertaining guests or enjoying quiet family evenings. The extensive and beautifully maintained gardens provide a serene escape, boasting stunning views of the surrounding mountains both at the front and back of the property. These outdoor spaces are perfect for summer barbecues or simply relaxing in the fresh air. The property also boasts a beautiful summer house.

One of the standout features of this home is the attic bedroom, which is adorned with a magnificent floor-to-ceiling window that overlooks the peaceful garden, allowing natural light to flood the space and creating a tranquil atmosphere.

Additionally, the property offers ample parking for up to three vehicles, ensuring convenience for you and your guests. This charming house is not just a home; it is a lifestyle choice, offering both comfort and a connection to nature in a desirable area. Do not miss the opportunity to make this character property your own.



**Entrance Hall**

UPVC front door. Solid oak flooring. UPVC triple glazed stain glass window to side. Radiator.

**Cloakroom**

UPVC double glazed window to side. Handwash basin. WC.

**Living Room 27'02 x 11'05 (8.28m x 3.48m )**

UPVC double glazed Bay window to front. Curved radiator. Solid oak flooring. Gas fire and Electric fire. double doors leading to conservatory.

**Conservatory 13'04 x 9'07 (4.06m x 2.92m)**

UPVC double glazed windows and patio door to rear. Wall mounted Radiator. Solid oak flooring.

**Kitchen 16'04 x 7'08 (4.98m x 2.34m)**

UPVC double glazed window to rear. Integrated fridge/freezer/dishwasher. Electric oven and hob. Radiator. Tiled floor.

**Side Porch**

Provisions for washer/dryer. Power and light. Access to rear and front.

**Landing**

UPVC triple glazed stain glass window to side.

**Bedroom 1 14'00 x 9'07 (4.27m x 2.92m)**

UPVC double glazed window to front. Curved radiator. Fitted wardrobes.

**Bedroom 2 12'05 x 8'06 (3.78m x 2.59m)**

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

**Bedroom 3 8'06 x 7'08 (2.59m x 2.34m)**

UPVC double glazed window to rear. Radiator.

**Bathroom 6'09 x 6'09 (2.06m x 2.06m)**

UPVC double glazed window to front. Walk-in shower. Vanity handwash basin. W.C. Heated mirror. Heated towel rail.

**Bedroom 4 17'07 x 11'04 max x 8'11 min (5.36m x 3.45m max x 2.72m min)**

UPVC double glazed floor to ceiling tilt and turn windows to rear. Radiator. Sky light x2.

**Ensuite W.C.**

Vanity handwash basin. W.C.

**Garden**

Detached garage. Driveway. Electric car charging point. Side access. Block pave driveway. Patio area. Grass lawn. Summer house with power and light measuring 10 ft x 8 ft. Protected cable and isolation box for provisions for outdoor spa.

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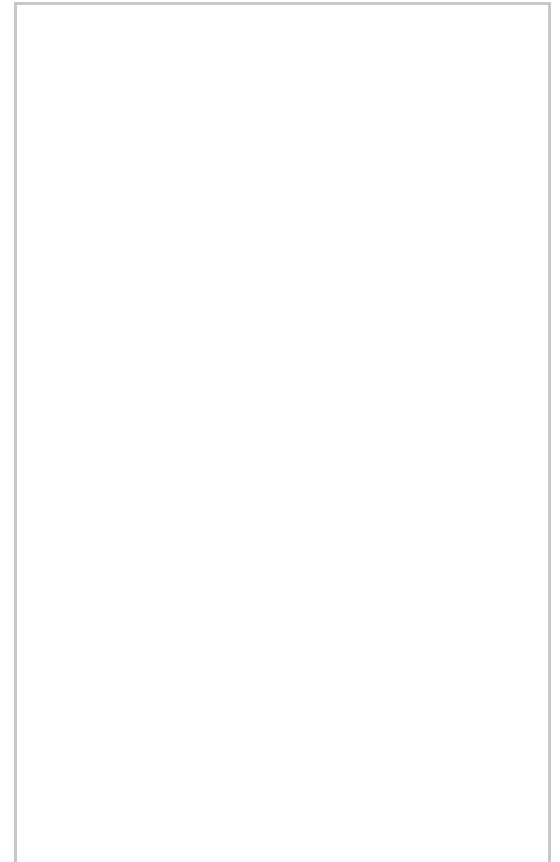
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**Area Map**



**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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