



# Rhodfa Crawshay

Cwmdare, CF44 9BS

£233,950



Rhodfa'r Crawshay, Cwmdare, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts three bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a bright entrance hall that leads to a convenient downstairs w.c. The heart of the home is undoubtedly the modern, well-equipped fitted kitchen/breakfast area. The spacious lounge, enhanced by patio doors, opens up to an enclosed rear garden, providing a lovely outdoor space for relaxation or play.

Upstairs, you will find a modern shower room, thoughtfully designed to cater to modern living. The three bedrooms are versatile and can be adapted to suit your needs, whether as sleeping quarters, a home office, or a guest room.

This property is further complemented by gas central heating and UPVC double-glazed windows, ensuring comfort and energy efficiency throughout the year. Additionally, off-road parking for two cars adds to the



### Hallway

Radiator. Stairs to first floor.

### Fitted Kitchen 8'0 x 12'1 (2.44m x 3.68m)

With a modern range of wall and base units. Integrated Fridge/freezer, Microwave, Cooker, Gas hob. Breakfast bar. Radiator. Integrated washing machine. 1 1/2 bowl sink unit. Gas boiler serving hot water and heating system.

### Cloakroom

Modern suite in white comprising W.C. Wash hand basin. Upvc double glazed window to side aspect. Radiator.

### Lounge 15'1 x 13'9 (4.60m x 4.19m)

Upvc double glazed Patio doors. 2 x vertical radiators. Understairs storage.

### Landing

UPVC double glazed window to side. Radiator.

### Bedroom 1 13'0 x 9'7 (3.96m x 2.92m)

Radiator. Fitted wardrobe. 2 x UPVC double glazed windows to front. Airing cupboard with radiator.

### Modern shower room

Modern suite in white comprising Shower. W.C. Wash hand basin. Tiled walls. Radiator.

### Bedroom 2 10'5 x 8'2 (3.18m x 2.49m)

Radiator. Upvc double glazed window.

### Bedroom 3 6'6 x 7'1 (1.98m x 2.16m)

Radiator. UPVC double glazed window to rear.

### Garden

Patio area and lawn.

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The Property Misdescription Act 1991

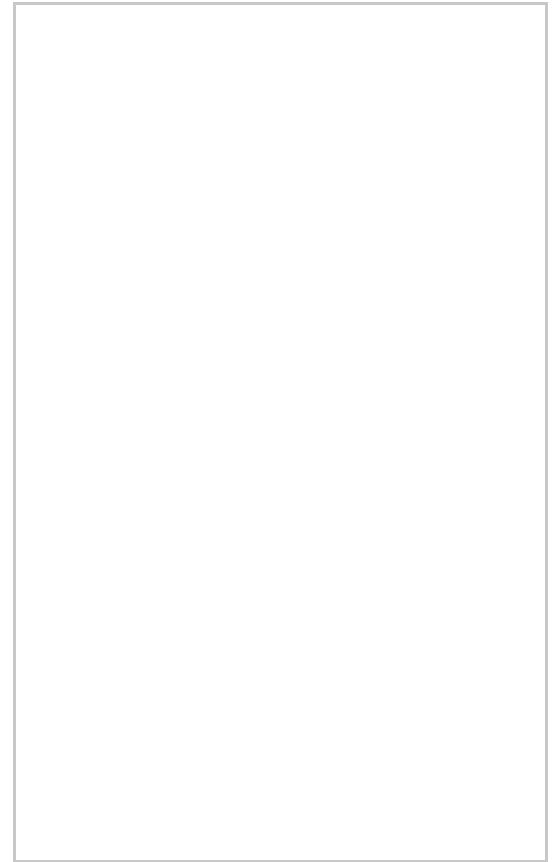
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## Area Map



## 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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