



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Llys Pen Bryn

Aberdare, CF44 6TZ

£449,995



Situated in the charming area of Llys Pen Bryn, Aberdare, this exquisite detached house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, including two en suite bathrooms, this property is ideal for families seeking space and convenience. The additional bathroom and separate w/c ensure that there is ample room for everyone.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The large kitchen diner is a true highlight, featuring elegant quartz worktops that add a touch of luxury to your culinary experiences. The spacious study provides an excellent area for those who work from home or require a quiet space for study.

Storage will never be an issue here, as the property boasts excellent storage options throughout. The double garage has been thoughtfully renovated into a gym, complete with boarded loft storage, making it a versatile space for fitness enthusiasts or hobbyists alike.

One of the standout features of this home is its location. Situated on a completed new build site, the property benefits from quality building upgrades and offers views that do not overlook other houses, ensuring a sense



### Entrance Hall

Composite front door. Radiator x1. Storage.

### Cloakroom 5'4 x 3'11 (1.63m x 1.19m)

W.C. Radiator x1. Handwash basin.

### Living Room 12'5 x 16'9 (3.78m x 5.11m)

UPVC double glazed window to rear. Radiator x1. Fitted blinds.

### Dining Room 13'5 x 13'2 (4.09m x 4.01m)

UPVC double glazed bay window to front. Radiator x1. Fitted blinds.

### Study 8'8 x 7'10 (2.64m x 2.39m)

UPVC double glazed to front. Radiator x1.

### Kitchen/Diner 12'9 x 9'11 (3.89m x 3.02m)

UPVC double glazed window to rear and patio doors. Radiator x1. Intergrated F/F. Intergrated dishwasher. Storage

### Utility Room 4'2 x 5'5 (1.27m x 1.65m)

UPVC door to side. Provisions for washer and dryer. Boiler. Storage.

### Landing

Attic Trap (fully insulated)

### Master Bedroom 1 10'7 x 16'0 (3.23m x 4.88m)

UPVC double glazed window to front. Radiator x1.

### Ensuite 1 5'7 x 9'7 (1.70m x 2.92m)

UPVC double glazed window to side. Shower. W/C. Hand wash basin. Heated towel rail.

### Bedroom 2 12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed window to rear. Radiato x1.

### Ensuite 2 5'5 x 5'2 (1.65m x 1.57m)

UPVC double glazed to front. Shower. Hand wash basin. Heated towel rail.

### Bedroom 3 10'11 x 12'1 (3.33m x 3.68m )

UPVC double glazed window to rear. Radiator x1.

### Jack and Jill En Suite 7'8 x 8'7 (2.34m x 2.62m)

UPVC double glazed window to rear. Bath. Hand wash basin. Heated towel rail. W/C.

### Bedroom 4 12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed window to front. Shower. Heated towel rail. Hand wash basin. W/C.

### Outside

Double Garage. Boarded Garage Loft Storage with ladder.

Garden: Patio, Lawn, Decking and Pergola.

Side and rear access.

Outside tap.

Drive suitable for 4 cars.

### Disclaimer

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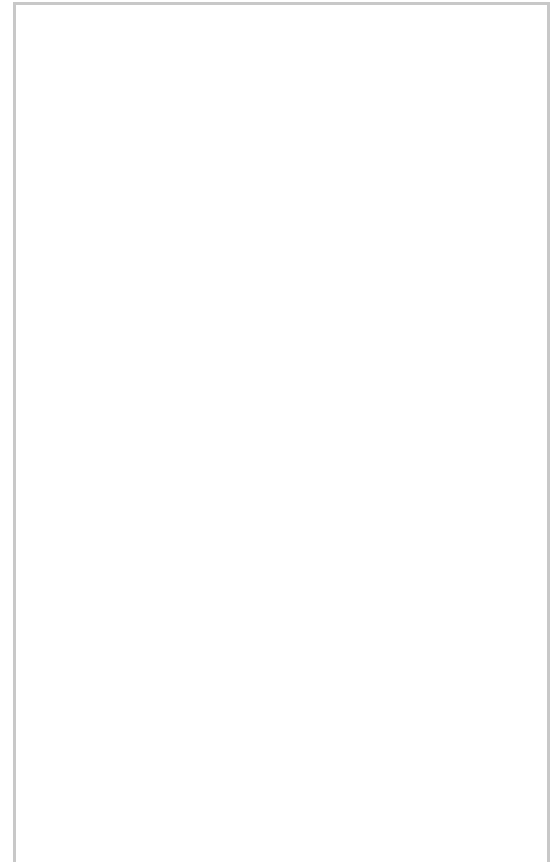
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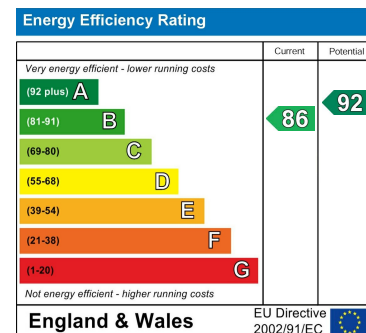
## Area Map



## Floor Plans



## Energy Efficiency Graph



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