



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Glas Y Gors

Aberdare, CF44 0BQ

£325,000



** NO ONWARD CHAIN**

Located in the tranquil cul-de-sac of Glas Y Gors, Cwmbach, this splendid detached house offers a perfect blend of comfort and modern living. With four generous bedrooms, this property is ideal for families seeking space and privacy.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal sitting room or a cosy family area. The layout of the home promotes a sense of openness and warmth, making it a delightful place to live.

With three well-appointed bathrooms, convenience is at your fingertips, allowing for a seamless morning routine for the whole family. The thoughtful design of this home ensures that everyone has their own space, making it a practical choice for busy households.



Entrance Hall

UPVC front door. Radiator x1.

Cloakroom

W.C. Handwash basin. Radiator x1.

Reception 1 14'07 x 10'11 (4.45m x 3.33m)

UPVC double glazed bay window to front. Radiator x2.

Reception 2 10'11 x 9'05 (3.33m x 2.87m)

UPVC double glazed patio doors to rear. Radiator x1.

Kitchen 13'07 x 8'10 (4.14m x 2.69m)

UPVC double glazed window to rear. Integrated oven. Provisions for fridge/freezer. Dishwasher. Radiator x1.

Utility Room 6'10 x 6'07 (2.08m x 2.01m)

UPVC double glazed door to rear. Sink. Provisions for washer and dryer. Radiator x1.

Landing

Attic trap. Storage/boiler room.

Bedroom 1 14'03 x 10'05 (4.34m x 3.18m)

UPVC double glazed window to front. Fitted wardrobes. Radiator x1.

En Suite 7'04 x 4'01 (2.24m x 1.24m)

UPVC double glazed window to front. Radiator x1. W.C. Hand wash basin. Shower.

Bedroom 2 10'02 x 9'07 (3.10m x 2.92m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 13'09 x 9'00 (4.19m x 2.74m)

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

Bedroom 4 9'08 x 8'04 (2.95m x 2.54m)

UPVC double glazed window to rear. Radiator x1.

Bathroom 7'02 x 6'01 (2.18m x 1.85m)

UPVC double glazed window to rear. Radiator x1. W.C. Bath. Handwash basin.

Outside

Garage with Power and light. Lawn. Driveway.

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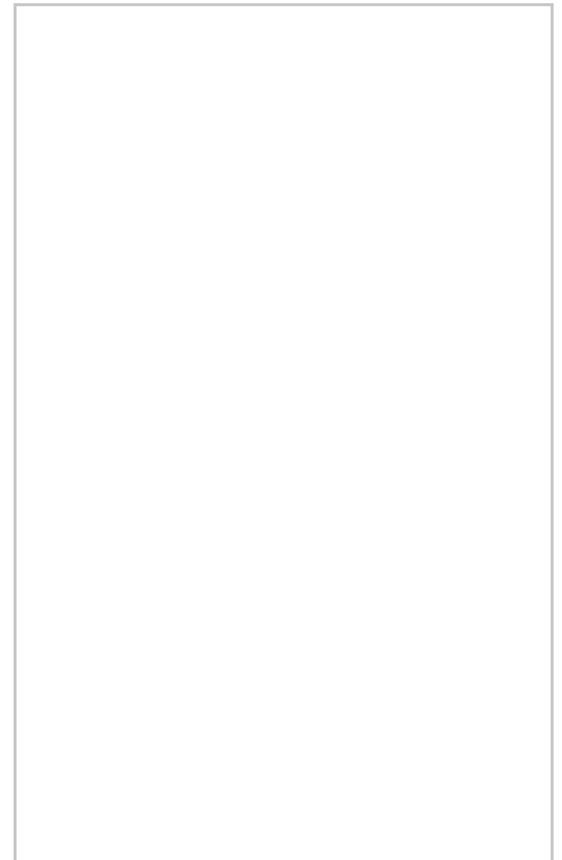
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Area Map



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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