



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Rhodfa Cae Uchel

Aberdare, CF44 6TL

£425,000



Welcome to this stunning detached house located on Rhodfa Cae Uchel in Aberdare. This impressive new development offers a perfect blend of modern living and convenience, featuring five spacious bedrooms and four well-appointed bathrooms, making it an ideal family home.

As you enter, you will be greeted by an open entrance a bright and airy reception room, perfect for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the exquisite kitchen, which boasts luxurious quartz worktops and high-quality finishes throughout. The tiled flooring adds a touch of elegance and is both stylish and practical.

This property has been designed with no expense spared, ensuring that every detail meets the highest standards. The layout is thoughtfully planned, providing ample space for comfortable living. Each bedroom is generously sized, offering plenty of room for relaxation and personalisation. With the master being utilised as a fully equipped office space.

One of the standout features of this home is the garden, which enjoys sunlight throughout the day, creating a lovely outdoor space for family gatherings or simply unwinding in the sun. Additionally, the property includes



### Entrance Hall

Composite front door. Radiator x1. Tiled floor.

### Cloakroom

W.C. Handwash basin. Radiator.

### Reception Room

UPVC double glazed to front. UPVC double glazed bay windows to rear. Radiator x2. Tiled floor.

### Kitchen

UPVC double glazed window to front. UPVC double glazed patio doors to rear. Quartz worktops and splashback. Dual oven and hot plates. Integrated dishwasher. Integrated drinks fridge. Radiator x1.

### Utility Room

UPVC double glazed door to rear. Storage x2. Sink. Provisions for washer and dryer.

### Bedroom 1

UPVC double glazed to front. Radiator x1.

### Ensuite

UPVC double glazed to rear. Double Shower. W/C. HWB. Heated towel rail.

### Bedroom 2

UPVC double glazed to rear. Storage. Radiator x1.

### Bedroom 3

UPVC Double glazed to front. Radiator x1.

### Bathroom

UPVC double glazed to rear. Bath - overhead shower. W/C. Hand wash basin.

### Landing

Storage. UPVC double glazed to front.

### Bedroom 4

Skylight to rear. UPVC Double glazed to front. Rad x1. Loft Hatch

### Landing

Skylights to rear.

### Bathroom

Skylight. Hand wash basin. W/C. Heated towel rail.

### Bedroom 5

UPVC double glazed to front. Radiator x2.

### Disclaimer

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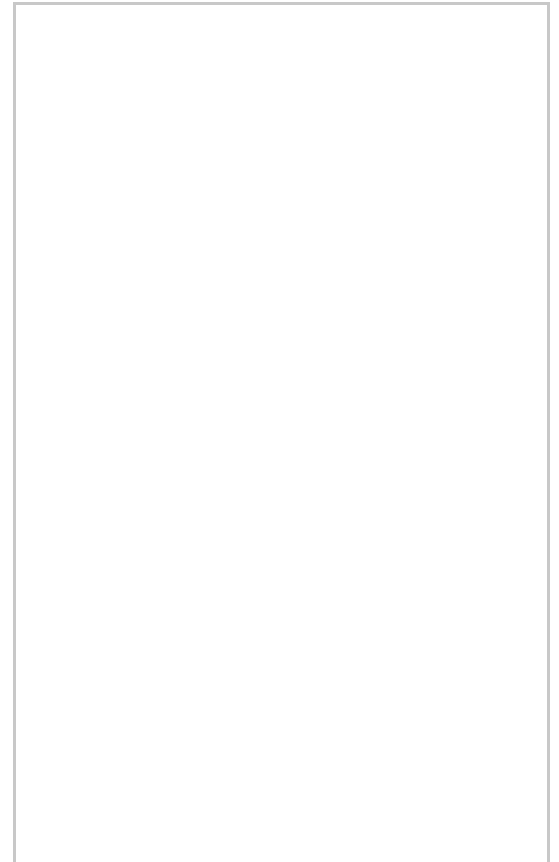
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 