



# Cwmynysminton Road

Aberdare, CF44 0UP

£649,995



We are delighted to present Manilva House, an outstanding detached residence located just off Cwmynysminton Road in the desirable village of Llwydcoed, Aberdare. This remarkable property features six generously sized double bedrooms and four well-appointed bathrooms, making it an ideal family home.

Spanning three floors, Manilva House offers an abundance of space and light, with a striking vaulted entrance hall that sets the tone for the rest of the home. The main living room is both spacious and inviting, featuring a charming bay window that fills the room with natural light. The heart of the home is undoubtedly the immaculate kitchen-diner, which is finished to an exceptional standard. This impressive space boasts bifolding doors that seamlessly connect to the sun-filled garden, creating a perfect setting for entertaining or family gatherings.

In addition to the main living areas, the property includes two reception rooms, providing ample space for relaxation or work. A separate utility room and a convenient WC are also located on the ground floor. The principal bedroom is a true retreat, featuring a bay window, a walk-in wardrobe, and a stylish en-suite bathroom. Bedroom two also benefits from its own en-suite, while bedrooms three and four are spacious doubles, perfect for family or guests. The family bathroom is elegantly designed, complete with a separate bath and walk-in shower.

The third floor houses two additional double bedrooms, with bedroom five featuring its own en-suite. Externally, the rear garden is a delightful blend of patio and lawn, offering a tranquil and private outdoor space. The property is complemented by a double garage and ample off-road parking for multiple vehicles.

With underfloor heating, alarm system, and solar panels for energy efficiency, Manilva House is not only stylish but also practical. This stunning home truly offers an exceptional lifestyle, combining space, comfort, and modern amenities.



**Hallway 14 x15'1 (4.27m x4.60m)**  
Under stairs storage housing the heated floor system and Alarm and CTV system. Tiled flooring.

**Lounge 12'10 x 21'9 (3.91m x 6.63m)**  
Tiled flooring and Upvc window to front aspect

**Study 12'9 x 12'11 (3.89m x 3.94m)**  
Upvc window to front aspect. Tiled flooring.

**Kitchen Diner /Lounge 36'1 x12'6 (11.00m x3.81m)**  
Fitted Kitchen with a range of wall and base units. Stainless Steel sink. Double oven. Intergrated Dishwasher. Wine Cooler. Upvc Byfolding doors to rear garden 2 upvs windows to rear aspect. Tiled flooring

**Utility Room 8'4 x6 (2.54m x1.83m)**  
Fitted with a range of Cupboards housing the washing machine and Tumble Dryer. Stainless Steel Sink Upvc window and door to side aspect.

**Clakroom**

**Landing**

**Main Bathroom 7'5 x9'7 (2.26m x2.92m)**

**Bedroom 1 12'11 x17 (3.94m x5.18m)**

**Walk in Wardrobe.**

**Ensuite**

**Bedroom2 12'10 x13'6 (3.91m x4.11m)**

**Ensuite**

**Bedroom 3 12'10 x12'9 (3.91m x3.89m)**  
Fitted Wardobes

**Bedroom 4 13'2 x9'8 (4.01m x2.95m)**

**Attic Bedroom 5 17'3 x13'1 (5.26m x3.99m)**  
Fitted wardrobes

**Attic Bedroom 6 17'3 x12'5 (5.26m x3.78m)**

**Ensuite**

**Garage 18'4 x18'4 (5.59m x5.59m)**

**Outside**

**Declaration Of Personal Interest**  
N.B. IN ACCORDANCE WITH THE ESTATE AGENT ACT 1979 MANNING ESTATE AGENTS DECLARE A PERSONAL INTEREST IN THE ABOVE PROPERTY AS THE VENDOR IS RELATED THE DIRECTOR OF THIS FIRM.

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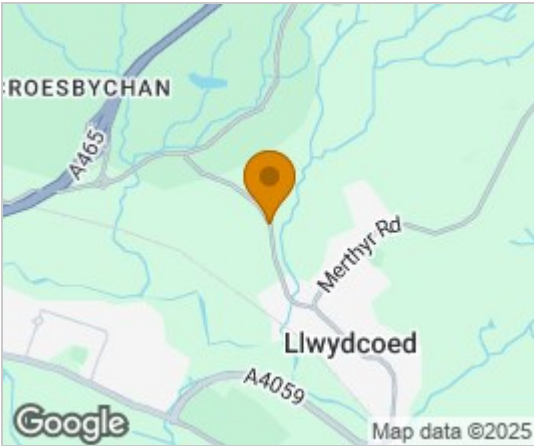
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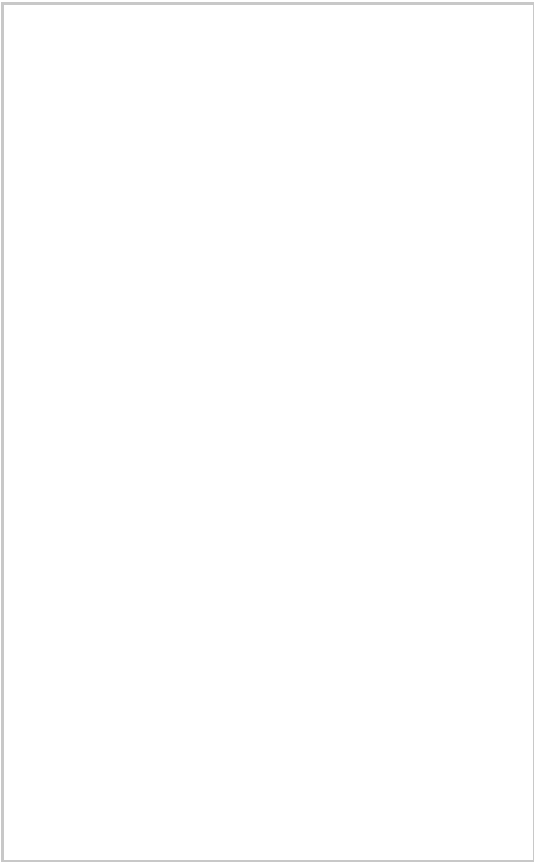
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Area Map



Floor Plans



Energy Efficiency Graph

