



Arfryn

Penywaun, Aberdare, CF44 9EH

£144,995



No onward chain. Arfryn, Penywaun, Aberdare, this well-presented semi-detached family house is a true gem waiting to be discovered. As you step into the inviting entrance hall, you are greeted by a reception rooms- a lounge perfect for relaxing evenings and a fitted kitchen/diner with a sitting area, boasting patio doors that lead out to the delightful rear garden.

Ascending to the first floor, you'll find a spacious landing that guides you to three excellent-sized bedrooms. The accommodation includes two double bedrooms ideal for a growing family, alongside a good-sized single bedroom offering versatility. The modern family bathroom provides a tranquil space to unwind after a long day.

This property is equipped with gas central heating and double glazed windows and doors, ensuring warmth and energy efficiency throughout the seasons. Outside, the mature gardens to the front and rear are well presented, featuring apple trees that add a touch of nature to the surroundings. Additionally, the outbuildings offer potential for storage or a creative space to suit your needs.

Whether you envision family gatherings in the spacious kitchen/diner, peaceful moments in the well-maintained garden, or simply enjoying the comfort of a lovely home, this property in Arfryn is a delightful opportunity not to be missed.



Entrance Hall

Newly fitted carpet. Radiator. UPVC double glazed front door. Under stairs storage. Stairs to first floor

Living room 12'7 x 15'7 into bay (3.84m x 4.75m into bay)

Modern Gas fire and surround. UPVC double glazed bay window to front. Radiator.

Fitted Kitchen/Diner/Seating area 18'10 x 10'3 (5.74m x 3.12m)

Modern wall and base units. Sink unit. Electric cooker. UPVC double glazed window to rear. Provision for dishwasher. Provision for washing machine. Space for fridge/freezer. Newly fitted LVT Flooring Radiator x 2. Upvc double glazed patio windows to rear garden.

Spacious Landing

Access to insulated loft.

Bedroom 1 11'2 x 11'10 (3.40m x 3.61m)

Radiator. UPVC double glazed window to rear. Built in storage/wardrobe.

Bedroom 2 10'4 x 11'6 (3.15m x 3.51m)

Newly fitted carpet. Radiator. Built in storage/wardrobe. UPVC double glazed window to front aspect.

Bedroom 3 8'3 x 8'1 (2.51m x 2.46m)

Radiator. UPVC double glazed window to front aspect. Newly fitted carpet.

Modern Bathroom 7'10 x 7'4 (2.39m x 2.24m)

With modern suite in white comprising bath. Wash hand basin. W.C. Combi Gas boiler serving hot water and heating system. Radiator. Shower over bath. Newly fitted LVT flooring. UPVC double glazed window to side.

Outside

Mature well presented forecourt garden with side access to enclosed rear garden with fruit trees. 2 good size outbuildings. Outside tap. Outside light.

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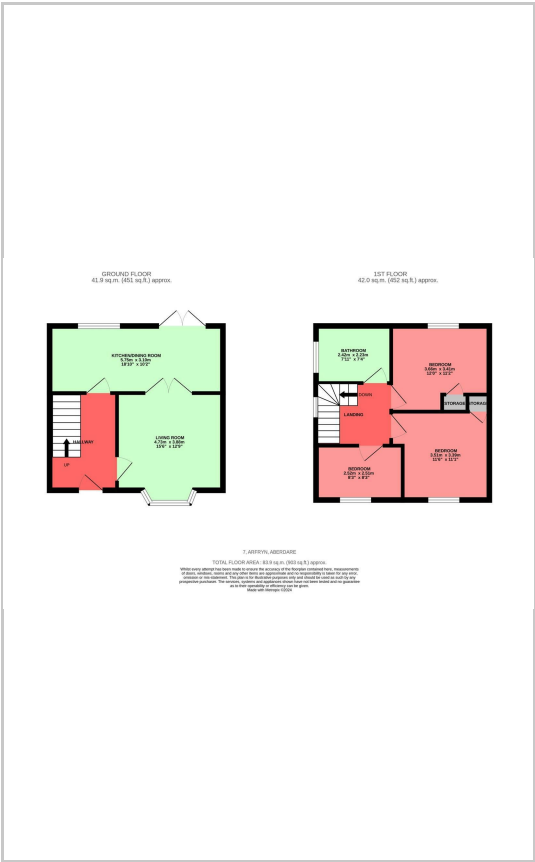
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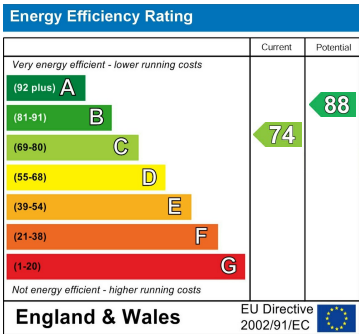
Area Map



Floor Plans



Energy Efficiency Graph



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