



## The Walk

Aberdare, CF44 0RQ

£497,500



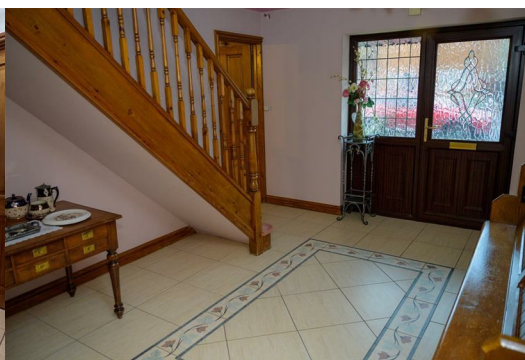
In the charming village of Abernant, this executive-style detached house on The Walk offers a perfect blend of spacious living and modern convenience. With four generously sized bedrooms, including a walk-in dressing room and an en-suite shower room, this property is ideal for families seeking comfort and style.

Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the home. The ground floor boasts three reception rooms, providing ample space for both relaxation and entertaining. The dining room and lounge are perfect for hosting gatherings, study/sitting room, while the fitted kitchen/breakfast room is a delightful space for family meals. A utility room and cloakroom add to the practicality of this well-designed home.

The first floor landing leads to four bedrooms, ensuring everyone has their own private space. The family bathroom is conveniently located for easy access.

Outside, the property features a front garden with side access to the rear garden, which offers excellent views overlooking the valley. The double garage and parking for up to four vehicles provide ample space for your cars and additional storage.

Situated in a small select development, this home is within easy walking distance of the town centre, schools, and the railway station, making it an ideal location for families and commuters alike. With gas central heating and double-glazed windows, this property combines comfort with energy efficiency.



**Entrance Hall 10'2 x 13'3 (3.10m x 4.04m)**

Stairs to first floor. Upvc double glazed front door. Radiator. Alarm system.

**Cloakroom**

With modern suite in white comprising w.c., vanity wash hand basin. Radiator.

**Study/Sitting room 7'4 x 9'8 (2.24m x 2.95m)**

Upvc double glazed window to front aspect. Radiator. Tiled floor.

**Lounge 18'8 x 12' (5.69m x 3.66m)**

Upvc double glazed window to rear aspect. 2 x radiators. Attractive marble fire surround.

**Dining Room 12 x 13'5 (3.66m x 4.09m)**

Radiator. Upvc double glazed window to front aspect.

**Fitted Kitchen 11'3 x 12' (3.43m x 3.66m)**

With a modern range of wall and base units, stainless steel sink unit, electric hob and oven, integrated dishwasher and fridge. Radiator. Tiled floor.

**Breakfast Room 9'1 x 9'7 (2.77m x 2.92m)**

Double glazed patio doors to rear garden. Radiator.

**Utility Room 8'4 x 9'3 (2.54m x 2.82m)**

Upvc double glazed window to rear and door to garden. Sink unit. Provision for plumbed in washing machine. Radiator. Door to garage.

**Landing**

**Bedroom 1 12' x 12'9 (3.66m x 3.89m)**

Upvc double glazed window to front aspect. Radiator.

**Walk through Dressing Area**

With an excellent range of fitted wardrobes

**En-suite Shower Room**

Modern suite in white comprising shower, vanity wash hand basin, w.c., chrome heated towel rail.

**Bedroom 2 14'8 x 11'7 (4.47m x 3.53m)**

Upvc double glazed window to front aspect. Radiator.

**Bedroom 3 10'6 x 8'9 (3.20m x 2.67m)**

Radiator. Upvc double glazed window to rear aspect.

**Main Family Bathroom 7'10 x 6'8 (2.39m x 2.03m)**

With modern suite in white comprising, bath, wash hand basin and w.c., shower rover bath, chrome heated towel rail.

**Bedroom 4 17'10 x 11'8 (5.44m x 3.56m)**

Large double bedroom with 2 x velux window, Eaves storage. Radiator.

**Double Garage 18'2 x 18' (5.54m x 5.49m)**

Remote control up and over door. Wall mounted gas boiler serving hot water and heating system. Water tap. Power and light connected.

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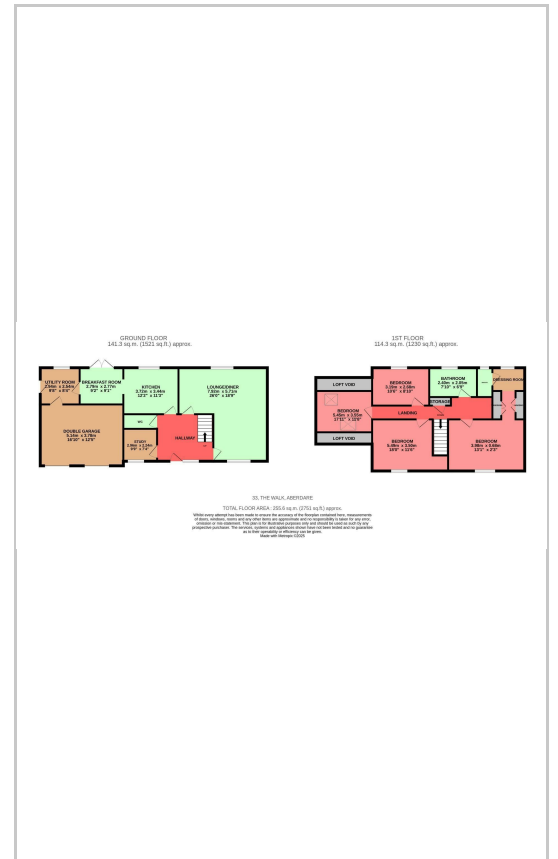
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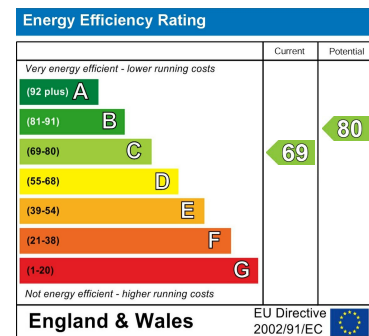
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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