



Rhodfa Crawshay

Cwmdare, Aberdare, CF44 9BS

£345,000



Nestled in the sought-after village of Cwmdare, this stunning detached house, offers a perfect blend of modern living, boasting 1 reception room, 4 bedrooms, and 2 bathrooms, this property is ideal for a growing family.

As you step into this modern home you are greeted by an inviting entrance hall leading to a well-equipped modern kitchen and dining room. Located off the kitchen is an adjoining utility room for added convenience.

The patio doors in the living room, open to beautifully landscaped gardens, perfect for enjoying a morning coffee or hosting summer gatherings.

Upstairs, you'll find 3 generously sized bedrooms, with the 4th bedroom being a good sized single. The master bedroom is equipped with fitted wardrobes and an en-suite shower room. The family bathroom features both a bath and a separate shower, catering to all your needs.

This property is not only aesthetically pleasing but also practical, with gas central heating and UPVC double glazed windows ensuring warmth and energy efficiency throughout the year. Built by WDL Homes, this Laugharne house is in immaculate condition, ready for you to move in and start creating lasting memories.

Located close to local schools, country walks, and the charming shops in the village of Trecynon.



Entrance Hall

UPVC double glazed window. Radiator.

Kitchen/Diner 12'6 x 19'2 (3.81m x 5.84m)

Integrated fridge/freezer and dishwasher. Microwave. UPVC doubled glazed window to side and rear.

Utility Room 6'7 x 5'5 (2.01m x 1.65m)

Radiator. UPVC door to rear.

Living room 11'0 x 19'1 (3.35m x 5.82m)

UPVC double glazed window to front. UPVC patio doors to rear. radiator.

Landing

Radiator.

Bedroom 1 12'9 x 11'2 (3.89m x 3.40m)

UPVC double glazed window to front. Radiator. Fitted wardrobe.

Ensuite Shower Room 6'1 x 5'3 (1.85m x 1.60m)

Shower cubicle. Wash hand basin. W.C. UPVC window to rear. Airing cupboard.

Bedroom 2 9'2 x 10'4 (2.79m x 3.15m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 9'2 x 8'6 (2.79m x 2.59m)

UPVC double glazed window to front. Radiator.

Bedroom 4 7'3 x 6'8 (2.21m x 2.03m)

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

Family Bathroom 6'0 x 10'0 (1.83m x 3.05m)

Bath. Wash hand basin. W.C. Shower. UPVC double glazed window to rear. Radiator.

Outside

Patio area with grass lawn to rear. Drive and garage to front.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

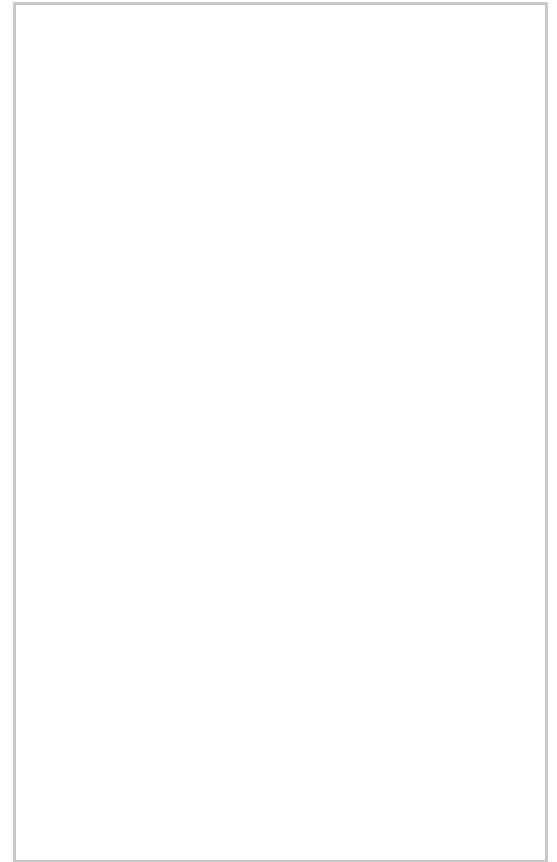
27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>

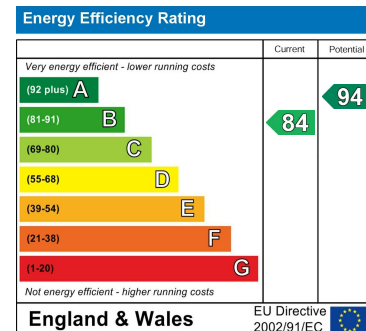
Area Map



Floor Plans



Energy Efficiency Graph



27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>