



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



# Maes Yr Helig

Aberdare, Aberdare, CF44 0YW

£519,995



Welcome to Maes Yr Helig, a stunning detached house located in the charming village of Llwycoed. This immaculate property boasts five spacious bedrooms, making it an ideal family home. Each room is designed with comfort and style in mind, ensuring that you have plenty of space to relax and unwind.

The house features three elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The high specification luxury finishes throughout the home elevate its appeal, providing a modern and sophisticated living environment.

With three well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property also offers ample parking for up to four vehicles, a rare find that adds to the convenience of this exceptional home.

Maes Yr Helig is not just a house; it is a place where you can create lasting memories. Its prime location which allows for easy access to local amenities, schools, and beautiful countryside, making it a perfect choice



### Entrance Hall

Composite front door. Radiator.

### Cloakroom

UPVC double glazed window to side. W.C. Handwash basin.

### Reception Room 1 10'10 x 9'06 (3.30m x 2.90m )

UPVC double glazed bay window to front. Radiator.

### Reception Room 2 24'05 x 14'05 (7.44m x 4.39m )

UPVC double glazed bay window to front. Radiator x2. Log burner.

### Conservatory

UPVC conservatory to rear.

### Kitchen 22'01 x 12'00 (6.73m x 3.66m )

UPVC double glazed window to rear x2 and UPVC door to side. Radiator. Integrated dishwasher/fridge/freezer. Quartz worktops. Belfast sink. Electric oven and hob. Storage.

### Landing

UPVC double glazed window to front x2. Attic trap. Storage.

### Bedroom 1 12'11 12'01 (3.94m 3.68m )

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

### En Suite 6'09 x 5'08 (2.06m x 1.73m )

UPVC double glazed window to front. Radiator. W.C. Shower. Vanity handwash basin.

### Bedroom 2 16'02 x 9'11 (4.93m x 3.02m)

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

### Bedroom 3 10'10 x 9'11 (3.30m x 3.02m )

UPVC double glazed window to rear. Radiator.

### Bedroom 4 10'11 x 8'00 (3.33m x 2.44m )

UPVC double glazed window to front. Radiator.

### Bedroom 5 10'02 x 9'03 (3.10m x 2.82m)

UPVC double glazed window to rear. Radiator.

### Bathroom 7'05 x 5'08 (2.26m x 1.73m )

UPVC double glazed window to side. Radiator. W.C. Bath with overhead shower. Handwash basin.

### Outside

Double garage with power and light. Driveway. Front, side and rear garden. Grass lawn. Patio to rear. Decking to side. Side access. Outside tap. Electric car charging point.

### 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.

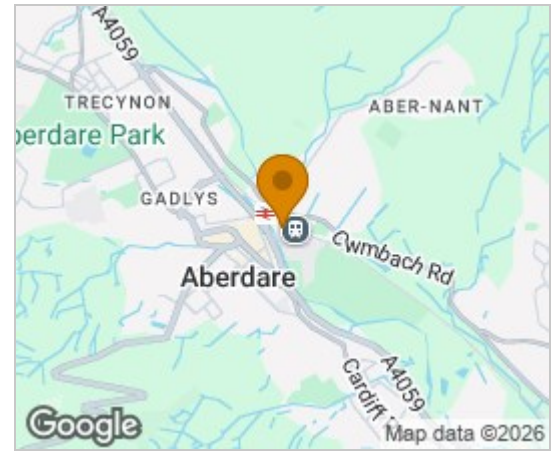
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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

