



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Merthyr Road

Llwydcoed, Aberdare, CF44 0YF

£449,995



- \*\* IMPRESSIVE 4/5 BEDROOM WELL PRESENTED DETACHED BUNGALOW INCLUDING GUEST ANNEX
- \*\* SWEEPING ENTRANCE DRIVE WITH MULTIPLE OFF ROAD PARKING TO GARAGE
- \*\* PRIME ELEVATED POSITION WITH RURAL SURROUNDING VIEWS
- \*\* SPACIOUS ENTRANCE HALL, LARGE LOUNGE/DINER, 2 DOUBLE BEDROOMS, FAMILY BATHROOM
- \*\* FITTED KITCHEN/DINER, INNER HALL, UTILITY ROOM/TOILET, BEDROOM 3/STUDY
- \*\* GUEST SUITE BEDROOM 4, MODERN BATHROOM AND SITTING ROOM
- \*\* WE ARE ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD

An individually built, four/five bedroom detached bungalow with well balanced and proportioned accommodation sat within large landscaped garden plot in an idyllic rural setting with scenic rural views. LOCATION The property is situated near Aberdare Town Centre offering a range of amenities including a vibrant indoor market, museum, leisure centre, library and theatre. Supermarkets are conveniently found within a 6 minute drive. Nearby is Aberdare Park and Dare Valley Country Park, both offering superb walks and scenery on your doorstep. Llwydcoed is on the edge of the Brecon Beacons National Park and is only 10 minutes from Cyfarthfa Retail Park, 4 miles from Bike Park Wales, approximately 40 minutes to both Swansea and Cardiff with excellent links to the A470 and A465. Local bus stops and train station





Entrance Hall 6'10 x 13'2 (2.08m x 4.01m)

Upvc double glazed front door and window. Radiator.

Bedroom 1 10'11 x 14'11 (3.33m x 4.55m)

Upvc double glazed window to front aspect. Fitted wardrobe.

Bedroom 2 11 x 14'10 (3.35m x 4.52m)

Radiator. Upvc double glazed window to rear aspect. Fitted wardrobe.

Modern Bathroom 8'4 x 7'3 (2.54m x 2.21m)

With modern suite in white comprising bath, vanity wash hand basin and w.c., chrome heated towel rail. Tiled walls Upvc double glazed window to rear aspect.

Lounge/Diner 22'7 x 13'2 min 22 max (6.88m x 4.01m min 6.71m max )

Large L shaped room. Upvc double glazed patio doors to front and rear aspect. Radiator x 3. Modern fire surround with electric fire insert.

Fitted kitchen/Diner 9'9 x 13'8 (2.97m x 4.17m)

With a modern range of wall and base unit incorporating sink unit, integrated fridge/freezer. breakfast bar, gas hob and electric oven. tiled splash backs, tiled floor. Plinth lighting. Extractor hood. Radiator. Cupboard housing gas boiler serving hot water and heating system.

Cloakroom/Utility 4'8 x 5'10 (1.42m x 1.78m)

With provision for plumbed in washing machine.

Bedroom 3/Study 8'1 x 12' (2.46m x 3.66m)

Upvc double glazed window to rear aspect. Radiator. Airing cupboard.

Rear hallway access to annex

Upvc door to rear garden. Access to guest suite.

Annex Sitting room 8'7 x 11'1 (2.62m x 3.38m)

Upvc double glazed window to front aspect. Radiator.

Modern Bathroom 5'5 x 6'9 (1.65m x 2.06m)

With modern suite in white comprising bath, vanity wash hand basin, shower over bath, w.c., chrome heated towel rail. Upvc double glazed window to side aspect.

Annex Bedroom 4 11'1 x 11'10 (3.38m x 3.61m)

Upvc double glazed window to front aspect. Radiator.

Outside

Front garden mainly laid to lawn with a variety of mature shrubs and trees. Rear garden with paved patio and generous lawn backing onto open fields.

Garage

With power and light connected.

Disclaimer

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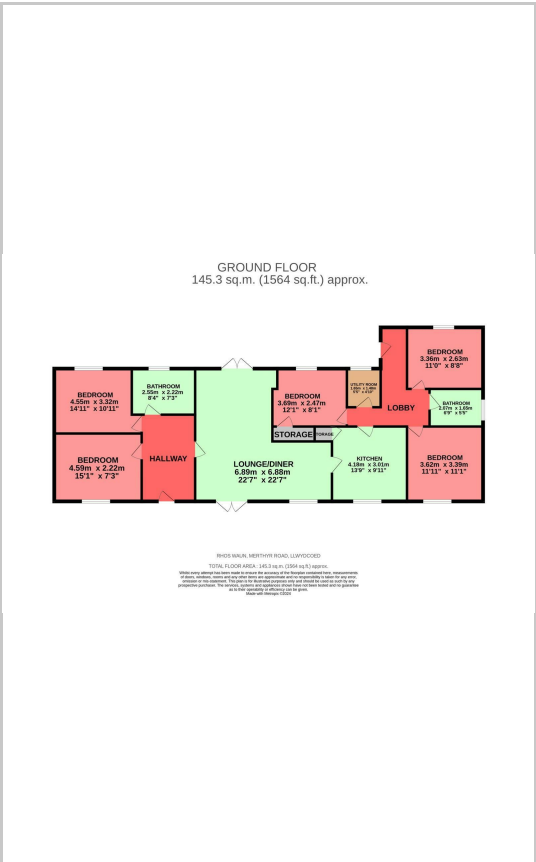
27 Cardiff Street, Aberdare, CF44 7DP

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

Area Map



Floor Plans



Energy Efficiency Graph

