



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Potters Field

Aberdare, CF44 8HX

£425,000



Located in the sought-after area of Potters Field, Aberdare, this stunning detached house offers an exceptional living experience. With five generously sized bedrooms, including two that boast en-suite bathrooms, this property is perfect for families seeking both comfort and privacy.

The interior of the home is finished to a high standard, showcasing exquisite workmanship throughout. The three spacious reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with family and friends.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Additionally, the property includes parking for up to three vehicles, ensuring convenience for residents and guests alike.

This beautiful home combines modern living with a tranquil setting, making it a perfect choice for those looking to settle in a desirable location. Don't miss the opportunity to make this exquisite property your own.



### Entrance Hall

UPVC front door. Radiator.

### Cloakroom

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

### Reception Room 1 13'08 x 11'10 (4.17m x 3.61m )

UPVC double glazed window to front. Radiator.

### Reception Room 2 17'02 x 11'08 (5.23m x 3.56m)

UPVC double glazed window to side and patio doors to rear. Radiator.

### Kitchen/Diner 17'05 x 12'06 (5.31m x 3.81m)

UPVC double glazed window and patio doors to rear. Wall mounted radiator x2. Integrated dishwasher/fridge/freezer. Electric oven and Induction hob. Quartz kitchen counter. Belfast kitchen sink.

### Utility Room

Floor to ceiling kitchen unit. Provisions for washer/dryer. Radiator. UPVC door to rear.

### Landing

Attic trap. Storage.

### Bedroom 1 11'09 x 9'10 (3.58m x 3.00m )

UPVC double glazed window to rear. Radiator.

### En Suite 8'06 x 3'01 (2.59m x 0.94m)

UPVC double glazed window to side. Shower. Vanity handwash basin. W.C. Heated towel rail. Mirror light.

### Bedroom 2 18'03 x 8'01 (5.56m x 2.46m)

UPVC double glazed window to front. Radiator. Sharps fitted wardrobes.

### En Suite 8'00 x 7'00 (2.44m x 2.13m)

UPVC double glazed window to rear. Walk in shower. Vanity handwash basin. W.C. Mirror light.

### Bedroom 3 11'09 x 9'02 (3.58m x 2.79m)

UPVC double glazed window to front. Radiator.

### Bedroom 4 11'02 x 8'04 (3.40m x 2.54m)

UPVC double glazed window to front. Radiator.

### Bedroom 5 9'10 8'04 (3.00m 2.54m)

UPVC double glazed window to rear. Radiator.

### Bathroom 8'06 x 5'00 (2.59m x 1.52m)

UPVC double glazed window to side. Bath. W.C. Handwash basin. Heated towel rail. Mirror light.

### Outside

Integrated garage with electric roller shutter. Driveway. Front and rear gardens.

### Disclaimer

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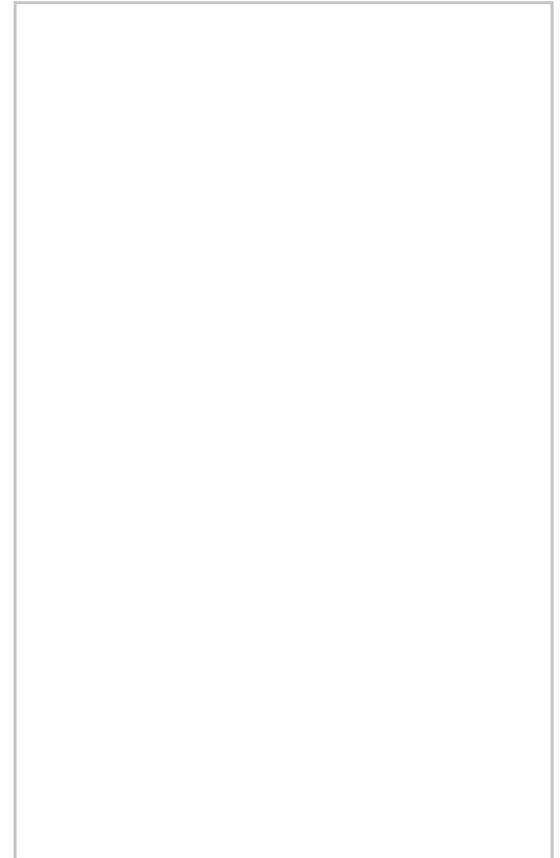
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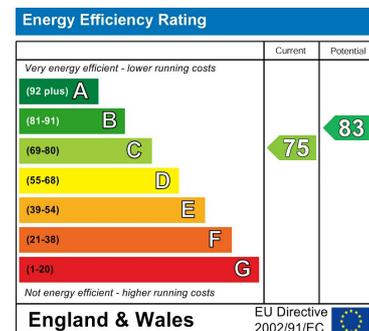
## Area Map



## Floor Plans



## Energy Efficiency Graph



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