



## 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.

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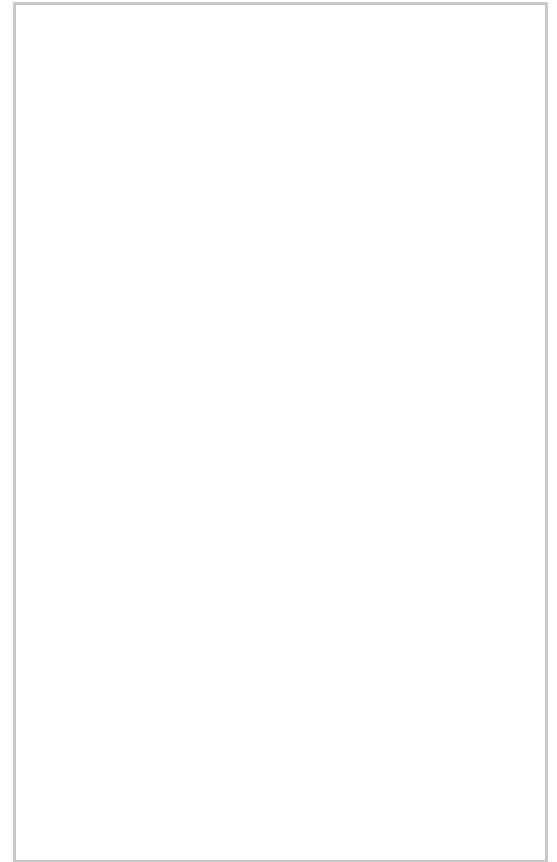
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## Area Map



## Floor Plans



## Energy Efficiency Graph

