



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Ysguborwen

Abernant, CF44 0AX

Offers Over £475,000



Charming period property situated on the outskirts of both Llwydcoed and Abernant. Rural location with exceptional panoramic views of surrounding countryside. Well maintained extensive gardens and stone outbuildings used for storage and cars with potential for working/living quarters.

Entrance drive gives access to courtyard parking. Accommodation comprises entrance hall, 2 excellent size reception rooms with double sided wood burning stove, fitted kitchen. Utility room, family bathroom with spa bath, landing leading to 3 bedrooms and generous shower room.

UPVC double glazed windows and patio doors leading out to an impressive private sunken patio garden, with steps leading up to further patio. Enjoying views over the impressive lawned gardens and rural countryside views. Along with oil fired central heating.



Entrance hall

Understairs storage cupboard. Upvc double glazed front door.

Lounge

Upvc double glazed patio doors to rear garden. Upvc double glazed window to front aspect. 2 Radiators. Double sided log burning stove.

Sitting room

Radiator. Upvc double glazed patio doors. Log burning stove. Stairs to first floor.

Fitted kitchen

With a modern range of wall and base units incorporating belfast sink. UPVC double glazed window to side. Integrated Fridge. Electric hob and oven. Extractor hood. Radiator. Upvc double glazed window to front aspect. Tiled floor. Radiator.

Utility room

Oil boiler serving hot water and heating system. Door to courtyard. Provision for plumbed in washing machine.

Modern bathroom

Spa bath. Wash hand basin. W.C. UPVC double glazed window to side aspect. Radiator. Recess lighting. Tiled walls.

Landing

UPVC double glazed window to side.

Bedroom 1

Radiator. UPVC double glazed window to front. Access to loft boarded with velux roof window. Fitted wardrobes. Airing cupboard with radiator.

Shower room

Modern suite in white W.C. Vanity wash hand basin. shower cubicle. Tiled floor. UPVC double glazed window to rear. Two radiators.

Bedroom 2

Radiator. 2 x UPVC double glazed windows to side aspect. Fitted carpet.

Bedroom 3

Radiator. Fitted carpet. Upvc double glazed window to front aspect.

Outside

Entrance drive with access to enclosed courtyard with stone built carport and storage building. Gardens mainly lawn extend to the front of the property enjoying superb views

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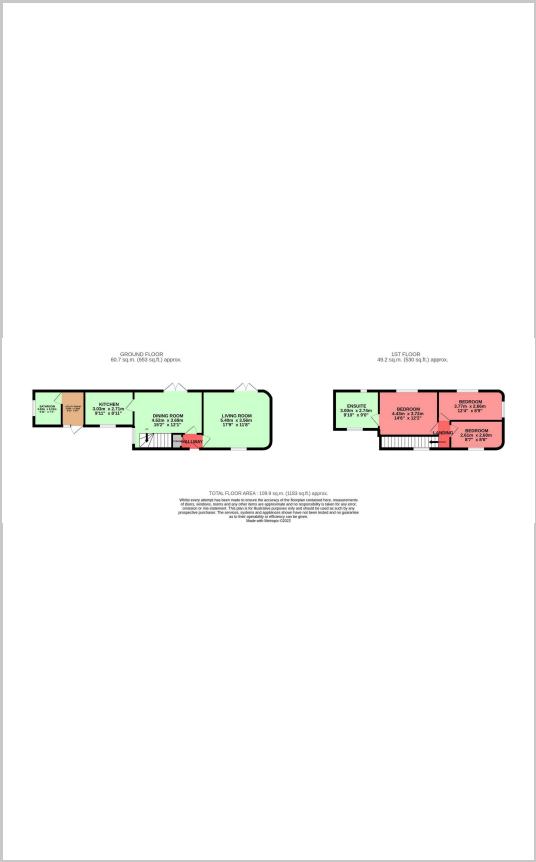
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Area Map



Floor Plans



Energy Efficiency Graph

