



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Heol-Y-Gelli

Aberdare, CF44 6LN

£299,995



\*\* NO ONWARD CHAIN \*\*

Nestled in the serene surroundings of Heol-Y-Gelli, Aberdare, this charming detached house presents an exceptional opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those who desire extra space for guests or a home office.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. With three bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

One of the standout features of this property is the stunning mountain view that can be enjoyed from various vantage points within the home. The peaceful neighbourhood enhances the overall appeal, making it an ideal retreat from the hustle and bustle of everyday life.

Additionally, the property offers parking for vehicles, a valuable asset in today's busy world. With plenty of potential for personalisation and improvement, this home invites you to make it your own.

Whether you are looking to settle down in a tranquil area or seeking a property with room to grow, this house in Aberdare is a remarkable find. Don't miss the chance to explore the possibilities that await you in this delightful home.



**Entrance Hall**

UPVC front door. Radiator.

**Cloakroom**

W.C. Handwash basin. Radiator.

**Reception Room 17'01 x 12'07 (5.21m x 3.84m )**

UPVC double glazed window to front. Radiator.

**Dining Room 12'10 x 10'03 (3.91m x 3.12m )**

UPVC double glazed patio doors to rear. Radiator.

**Kitchen 11'10 x 6'11 (3.61m x 2.11m )**

UPVC double glazed window to rear.

**Utility Room 8'01 x 6'00 (2.46m x 1.83m )**

UPVC double glazed door to rear.

**Landing**

Radiator. Storage.

**Bedroom 1 12'07 x 10'11 (3.84m x 3.33m )**

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

**En Suite**

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

**Bedroom 2 10'05 x 8'10 (3.18m x 2.69m)**

UPVC double glazed window to front. Radiator.

**Bedroom 3 10'04 x 6'09 (3.15m x 2.06m)**

UPVC double glazed window to rear. Radiator.

**Bedroom 4 7'03 x 6'05 max x 4'06 (2.21m x 1.96m max x 1.37m )**

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

**Bathroom 6x 5'7 (1.83mx 1.70m)**

UPVC double glazed window to rear. Wet room. W.C. Handwash basin.

**Outside**

Garage 15'09 x 8'02. Front and rear gardens. Lawn and patio.

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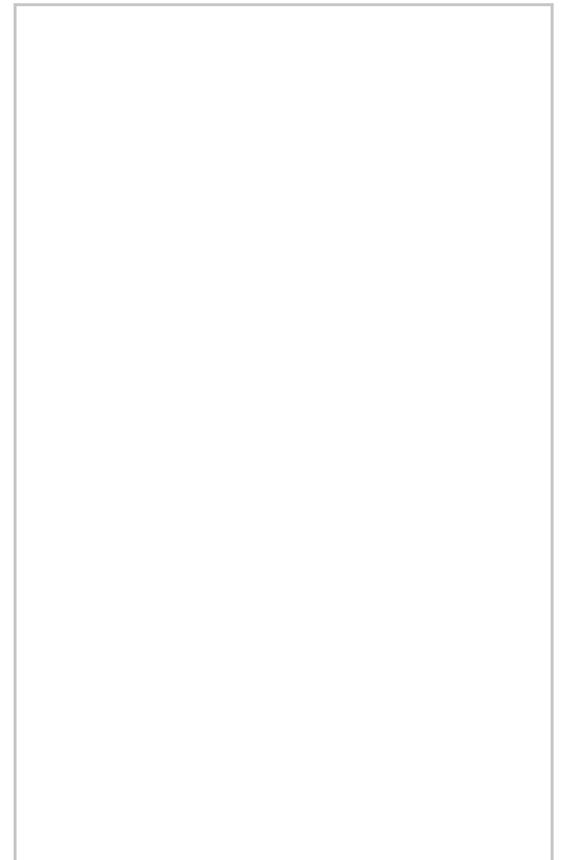
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	