



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Glas Y Gors

Cwmbach, Aberdare, CF44 0BQ

£355,000



Nestled in the picturesque area of Glas Y Gors, Cwmbach, this stunning detached house offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The home boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. The log burner creates a warm and inviting atmosphere, perfect for those chilly evenings.

The property features two well-appointed bathrooms and a downstairs WC, ensuring convenience for all residents and guests. A beautiful and spacious double garage adds to the appeal, offering not only secure parking for vehicles but also additional storage space.

One of the standout features are the incredible views surrounding the house which enhance its charm, allowing residents to enjoy the natural beauty of the area from the comfort of their own home.

This delightful property in Cwmbach, Aberdare is not just a house; it is a place where memories can be made. With its spacious layout, modern amenities, and breathtaking scenery, it presents an exceptional opportunity for those looking to settle in a tranquil and sought after location. Don't miss the chance to make this wonderful house your new home.



Entrance Hall

Composite front door. Radiator. Storage

Cloakroom

W.C. Wash hand basin. Radiator. UPVC double glazed window to front.

Living Room 19'02 x 11'09 (5.84m x 3.58m)

Radiator. Log burner. UPVC double glazed bay window to front and UPVC double glazed window to side.

Dining Room 10'05 x 10'09 (3.18m x 3.28m)

Radiator. Bi folding doors.

Reception 3

UPVC double glazed window to front. Fitted wardrobes x 2.

Kitchen 11'04 x 14'07 (3.45m x 4.45m)

UPVC double glazed window to rear. Wine cooler. Integrated dishwasher and integrated fridge freezer. Pantry. Granite worktop. Tiled floor.

Utility room

Provision for washer/dryer. Kitchen units.

Landing

Attic with ladder.

Bedroom 1 12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window to front and side. Radiator. Fitted wardrobes x 2.

En-suite

Shower. W.C. Wash hand basin. UPVC double glazed window to side.

Bedroom 2 11'02 x 9'09 (3.40m x 2.97m)

UPVC double glazed window to rear. Radiator.

Bedroom 3 12'08 x 9'05 (3.86m x 2.87m)

UPVC double glazed window to front. Fitted wardrobes.

Bedroom 4 8'03 x 7'05 (2.51m x 2.26m)

Radiator. UPVC double glazed window to rear.

Outside

Detached double garage. Off road parking. Driveway. Side access with gate. Decking and tiered garden. Outside tap.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

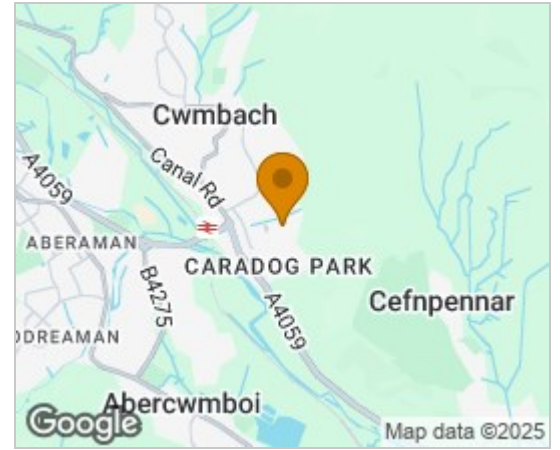
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

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

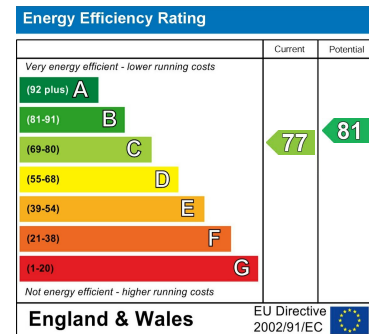
Area Map



Floor Plans



Energy Efficiency Graph



27 Cardiff Street, Aberdare, CF44 7DP

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