



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Gower Road

Aberdare, CF44 0LE

£269,995



Located in the desirable neighbourhood of Pant Farm, Gower Road, Cwmbach, this beautiful link-detached house presents an exceptional opportunity for families seeking a contemporary home. Recently renovated to a high standard, the property boasts a modern aesthetic that seamlessly blends style and comfort.

Upon entering, you are welcomed into two spacious reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful large kitchen diner, featuring bi-fold doors that open up to the garden, creating a bright and airy space ideal for family gatherings and social occasions.

The property comprises three well-proportioned bedrooms, providing ample space for family living. With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

The location offers excellent links to transport, ensuring easy access to nearby amenities and attractions. Additionally, nature enthusiasts will appreciate the proximity to scenic walks, perfect for enjoying the great outdoors.

This home truly embodies the essence of family living in a sought-after neighbourhood, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this exquisite property your own.



**Entrance Hall**

UPVC front door. Radiator.

**Cloakroom**

Storage. W.C. Heated Towel Rail. Vanity handwash basin.

**Reception Room 1 14'06 x 12'02 (4.42m x 3.71m )**

UPVC double glazed bay window to front. Radiator. Feature wall.

**Reception Room 2 11'06 x 9'01 (3.51m x 2.77m )**

Tiled floor. Radiator.

**Kitchen/Diner 20'00 x 11'08 (6.10m x 3.56m)**

UPVC double glazed window to rear. UPVC double glazed bi-folding doors to rear. Tiled floor. Integrated fridge/freezer, oven, dishwasher and washer/dryer. Electric hob.

**Landing**

UPVC double glazed window to side.

**Bedroom 1 12'03 x 8'05 (3.73m x 2.57m )**

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

**Bedroom 2 10'00 x 8'06 (3.05m x 2.59m )**

UPVC double glazed window to rear. Radiator.

**Bedroom 3 8'09 x 6'05 (2.67m x 1.96m )**

UPVC double glazed window to front. Radiator.

**Bathroom**

UPVC double glazed window to rear. Bath. Vanity handwash basin. W.C. Shower over bath. Heated towel rail.

**Outside**

Driveway. Garage 16'07 x 8'02 ft with power and light. Front and rear garden. Paved patio gardens. Outside tap.

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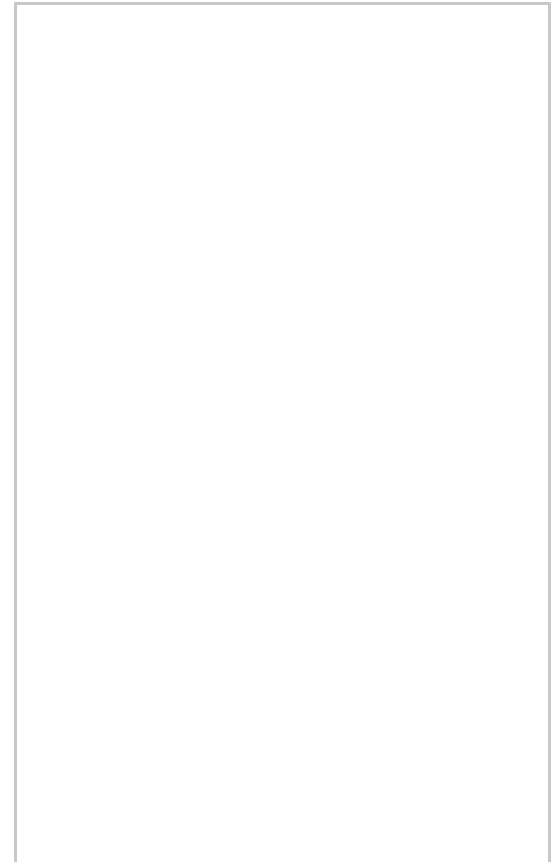
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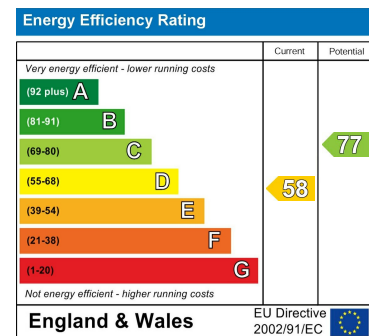
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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