



## Pinecroft Avenue

Aberdare, CF44 0HY

£244,500



NO ONWARD CHAIN. Pinecroft Avenue, Cwmbach, Aberdare, this well-presented modern semi-detached family house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this home is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a charming entrance porch that leads into a bright and airy lounge, perfect for relaxation. The dining room provides an excellent space for family meals and gatherings, while the fitted kitchen is both functional and stylish, featuring an internal door that grants access to the garage.

The first floor boasts a landing that leads to three good size bedrooms, ensuring ample space for rest and privacy. The modern family bathroom is well-appointed, catering to the needs of a busy household. The property benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Outside, the block-paved driveway offers off-road parking for two vehicles, a valuable asset in today's busy world. The rear garden provides a lovely outdoor space for children to play or for hosting summer barbecues, making it a delightful extension of the home.

Situated in a sought-after location, this property is within walking distance of local schools and bus stops, making daily commutes and school runs a breeze. Additionally, the area boasts excellent country walks, perfect for those who enjoy the great outdoors.



**Entrance Porch 6'1 x 6' (1.85m x 1.83m)**

Radiator. Hanging coat area. Upvc double glazed front door.

**Lounge 15'2 x 15'1 (4.62m x 4.60m)**

Upvc double glazed window to front aspect. Stairs to first floor with glass balustrade. Radiator.

**Dining Room 15'1 x 10'9 (4.60m x 3.28m)**

Upvc double glazed large patio windows to rear garden. Radiator. Under stairs storage cupboard.

**Fitted Kitchen 14'3 x 7'10 (4.34m x 2.39m)**

With a modern range of wall and base units incorporating stainless steel sink unit, gas hob and electric oven. provision for plumbed in washing machine. Upvc double glazed window and door to rear garden. Radiator. Door with access to garage.

**Landing**

Newly fitted carpet. Upvc double glazed window to side aspect. Airing cupboard with radiator.

**Bedroom 1 12'4 x 8'6 (3.76m x 2.59m)**

Upvc double glazed window. Radiator.

**Bathroom**

Modern suite in white comprising bath, wash hand basin and w.c., shower over bath. Chrome heated towel rail. Upvc double glazed window to rear aspect.

**Bedroom 2 10'2 x 8'7 (3.10m x 2.62m)**

Upvc double glazed window. Radiator.

**Bedroom 3 6'5 x 9'5 (1.96m x 2.87m)**

Upvc double glazed window. Radiator.

**Garage 17' x 8'6 (5.18m x 2.59m)**

Up and over door. Power and light connected. Wall mounted gas boiler serving hot water and heating system.

**Outside**

Rear garden with rear lane access.

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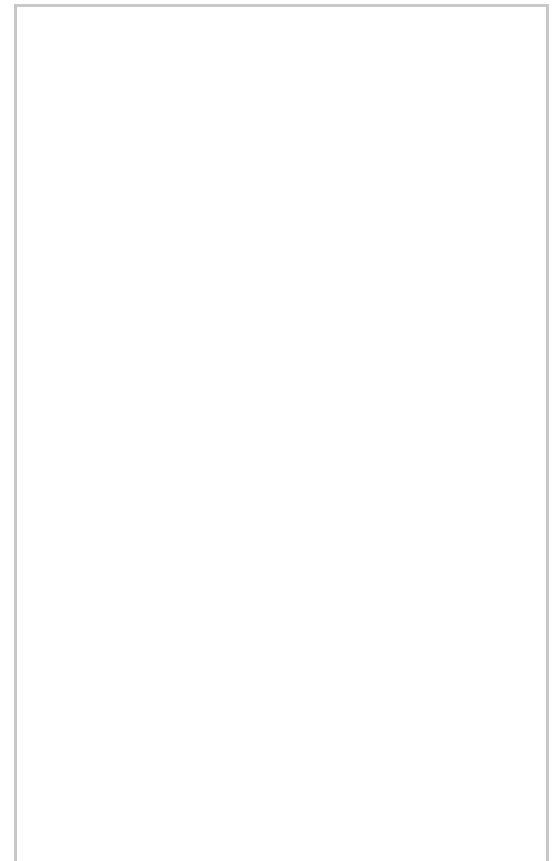
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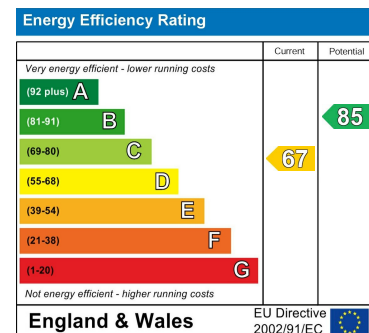
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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