



33 The Walk
, Aberdare, CF44 0RQ
£497,500



33 The Walk, Aberdare, CF44 0RQ

In the charming village of Abernant, this executive-style detached house on The Walk offers a perfect blend of spacious living and modern convenience. With four generously sized bedrooms, including a walk-in dressing room and an en-suite shower room, this property is ideal for families seeking comfort and style. Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the home. The ground floor boasts three reception rooms, providing ample space for both relaxation and entertaining. The dining room and lounge are perfect for hosting gatherings, study/sitting room, while the fitted kitchen/breakfast room is a delightful space for family meals. A utility room and cloakroom add to the practicality of this well-designed home. The first floor landing leads to four bedrooms, ensuring everyone has their own private space. The family bathroom is conveniently located for easy access. Outside, the property features a front garden with side access to the rear garden, which offers excellent views overlooking the valley. The double garage and parking for up to four vehicles provide ample space for your cars and additional storage. Situated in a small select development, this home is within easy walking distance of the town centre, schools, and the railway station, making it an ideal location for families and commuters alike. With gas central heating and double-glazed windows, this property combines comfort with energy efficiency.



Entrance Hall
10'2 x 13'3 (3.10m x 4.04m)

Cloakroom

Study/Sitting room
7'4 x 9'8 (2.24m x 2.95m)

Lounge
18'8 x 12' (5.69m x 3.66m)

Dining Room
12 x 13'5 (3.66m x 4.09m)

Fitted Kitchen
11'3 x 12' (3.43m x 3.66m)

Breakfast Room
9'1 x 9'7 (2.77m x 2.92m)

Utility Room
8'4 x 9'3 (2.54m x 2.82m)

Landing

Bedroom 1
12' x 12'9 (3.66m x 3.89m)

Walk through Dressing Area

En-suite Shower Room

Bedroom 2
14'8 min 18 max into recess x
11'7 (4.47m min 5.49m max into
recess x 3.53m)

Bedroom 3
10'6 x 8'9 (3.20m x 2.67m)

Main Family Bathroom
7'10 x 6'8 (2.39m x 2.03m)

Bedroom 4
17'10 x 11'8 (5.44m x 3.56m)

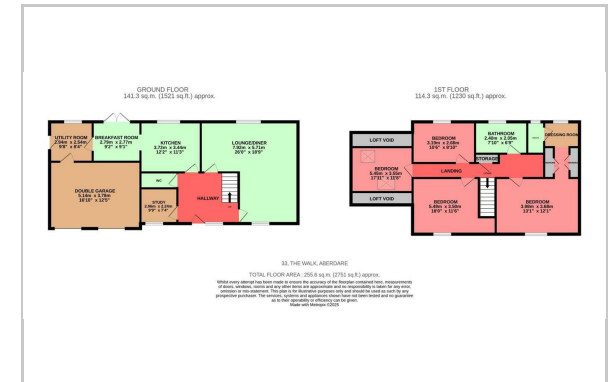
Double Garage
18'2 x 18' (5.54m x 5.49m)

Disclaimer

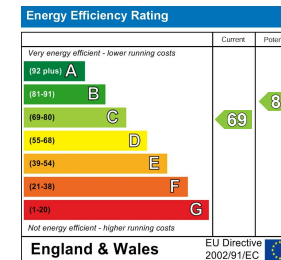
Area Map



Floor Plan



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.