



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Llys Pen Bryn

Aberdare, CF44 6TZ

£449,995



Situated in the charming area of Llys Pen Bryn, Aberdare, this exquisite detached house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, including two en suite bathrooms, this property is ideal for families seeking space and convenience. The additional bathroom and separate w/c ensure that there is ample room for everyone.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The large kitchen diner is a true highlight, featuring elegant quartz worktops that add a touch of luxury to your culinary experiences. The spacious study provides an excellent area for those who work from home or require a quiet space for study.

Storage will never be an issue here, as the property boasts excellent storage options throughout. The double garage has been thoughtfully renovated into a gym, complete with boarded loft storage, making it a versatile space for fitness enthusiasts or hobbyists alike.

One of the standout features of this home is its location. Situated on a completed new build site, the property benefits from quality building upgrades and offers views that do not overlook other houses, ensuring a sense



Entrance Hall

Composite front door. Radiator x1. Storage.

Cloakroom 5'4 x 3'11 (1.63m x 1.19m)

W.C. Radiator x1. Handwash basin.

Living Room 12'5 x 16'9 (3.78m x 5.11m)

UPVC double glazed window to rear. Radiator x1. Fitted blinds.

Dining Room 13'5 x 13'2 (4.09m x 4.01m)

UPVC double glazed bay window to front. Radiator x1. Fitted blinds.

Study 8'8 x 7'10 (2.64m x 2.39m)

UPVC double glazed to front. Radiator x1.

Kitchen/Diner 12'9 x 9'11 (3.89m x 3.02m)

UPVC double glazed window to rear and patio doors. Radiator x1. Intergrated F/F. Intergrated dishwasher. Storage

Utility Room 4'2 x 5'5 (1.27m x 1.65m)

UPVC door to side. Provisions for washer and dryer. Boiler. Storage.

Landing

Attic Trap (fully insulated)

Master Bedroom 1 10'7 x 16'0 (3.23m x 4.88m)

UPVC double glazed window to front. Radiator x1.

Ensuite 1 5'7 x 9'7 (1.70m x 2.92m)

UPVC double glazed window to side. Shower. W/C. Hand wash basin. Heated towel rail.

Bedroom 2 12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed window to rear. Radiato x1.

Ensuite 2 5'5 x 5'2 (1.65m x 1.57m)

UPVC double glazed to front. Shower. Hand wash basin. Heated towel rail.

Bedroom 3 10'11 x 12'1 (3.33m x 3.68m)

UPVC double glazed window to rear. Radiator x1.

Jack and Jill En Suite 7'8 x 8'7 (2.34m x 2.62m)

UPVC double glazed window to rear. Bath. Hand wash basin. Heated towel rail. W/C.

Bedroom 4 12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed window to front. Shower. Heated towel rail. Hand wash basin. W/C.

Outside

Double Garage. Boarded Garage Loft Storage with ladder.

Garden: Patio, Lawn, Decking and Pergola.

Side and rear access.

Outside tap.

Drive suitable for 4 cars.

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.

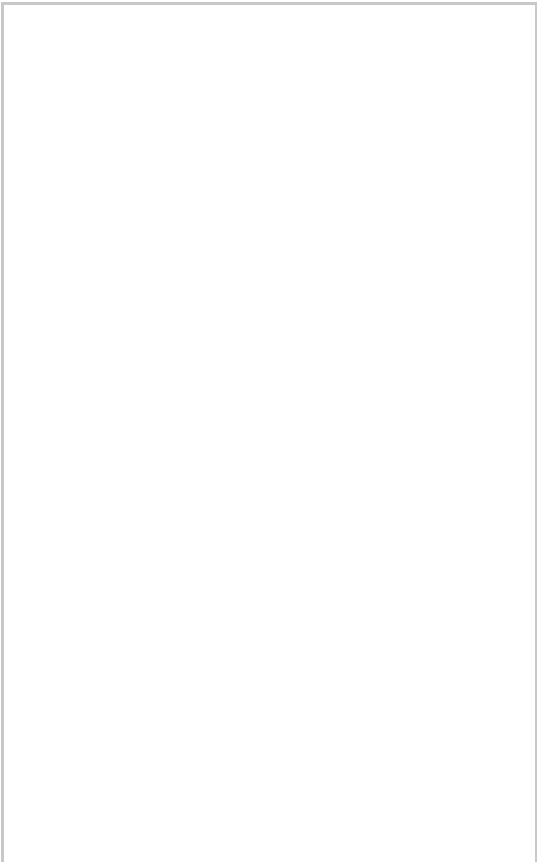
27 Cardiff Street, Aberdare, CF44 7DP

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

Area Map



Floor Plans



Energy Efficiency Graph

