



## Ty Hedd Farm, Abercynon MOUNTAIN ASH

offers in the region of £495,000

- Detached Home
- Garage
- Four Bedrooms
- Utility Room
- EPC Rating: C



 4  2  3

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## About the property

If you are looking for something different that boasts character, you need to view this. Being situated within Abercynon and being close to local amenities such as the local primary school, shops and train station, this makes perfect for a family home.

The home briefly comprises of; Entrance hallway, Living room with a feature fireplace, and Dining room with doors leading onto the rear garden. Kitchen/sitting area, Utility room, WC and access to the garage. The first floor offers FOUR double bedrooms, En-suite off the main bedroom, Family bathroom and loft access. The outside space is perfect for a growing family, or even entertaining. You will also find an integral garage.

### Entrance Hallway

Access into an open hallway featuring an open staircase leading to the first floor, Access into the living room and kitchen/sitting room.

### Living Room

20' 3" x 17' 2" ( 6.17m x 5.23m )

A spacious living room with UPVC window to front and two further UPVC windows to the side, allowing for plenty of natural light. Offering a feature fireplace and double doors leading into the dining room.

### Dining Room

17' 1" x 16' 3" ( 5.21m x 4.95m )

A sizable dining room, allowing for ample room for entertaining. UPVC doors leading out onto the rear garden. Access into the kitchen/sitting room.

### Kitchen/sitting Room

29' 5" x 17' 8" ( 8.97m x 5.38m )

A large family area with a fitted kitchen including an integrated dish washer, space for a fridge freezer. Doors leading out onto the rear garden. UPVC window to rear. Feature fireplace.

## Accommodation

### Utility Room

6' 3" x 5' 8" ( 1.91m x 1.73m )

Space for washing machine, Tumble dryer. Stainless steel sink with mixer tap.

### Wc

WC and wash hand basin.

### Landing To First Floor

A larger than average landing giving access to all four bedrooms, family bathroom, storage cupboard and loft hatch access. UPVC window to front.

### Bedroom One

23' 3" x 17' 3" ( 7.09m x 5.26m )

Large master bedroom with UPVC window to front, Built in wardrobes. Access to the en-suite.

### En-Suite

10' 7" x 9' 7" ( 3.23m x 2.92m )

UPVC window to side. Four piece en-suite with; Bidet, Walk in shower, WC and wash hand basin. You will also find ample built in storage.

### Bedroom Two

17' 2" x 13' 5" ( 5.23m x 4.09m )

Great size double bedroom with doors leading onto a previous balcony. (The balcony can be erected back into a balcony). Built in wardrobes.

### Bedroom Three

14' 4" x 14' 3" ( 4.37m x 4.34m )

Double bedroom with UPVC window to the front.

### Bedroom Four

10' 6" x 10' 6" ( 3.20m x 3.20m )

Final double bedroom with UPVC window to the rear.

## Important Information

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