



**Beechwood Avenue, Cwmdare,
Aberdare. CF44 8BP**

FOR SALE
£225,000



- **SEMI DETACHED HOME**
- **OFF-ROAD PARKING FOR 2 CARS**
- **HIGHLY SOUGHT-AFTER LOCATION**





Property Description

T.Samuel estate agents are pleased to offer to the market this charming semi-detached home nestled in the heart of the highly sought-after area of Cwmdare, . Boasting stunning valley views, this property is ideally located just a 2-minute walk from a beautiful country park featuring lakes, a fishing pond, and scenic mountain hikes. Families will also appreciate the respected school right on the doorstep.

Upon entering, the property features a welcoming porch and entrance hallway leading into a bright, airy, and cosy lounge flooded with natural light. The kitchen is well-sized, providing ample space for both cooking and dining and also features windows to the rear that overlook the beautiful views of the valleys. Downstairs also features a convenient w/c. Upstairs, you'll find three generous double bedrooms, all with plenty of natural light, and a well-appointed family bathroom.

French doors from the lounge open to a peaceful rear garden which is a true highlight, offering a patio area ideal for outdoor dining, surrounded by mature shrubs, flowers, and those stunning valley views. There's also a handy shed for storage and an insulated outdoor office space that can be adapted to suit a variety of uses. To the front, the property has a lovely garden filled with plants and flowers, alongside a driveway providing parking for two cars.

This property is a perfect family home, combining a peaceful setting with all the amenities you could need just a stone's throw away.

PORCH

1.97 m x 1.47 m

UPVC front doors lead to porch filled with natural light. UPVC windows surround the room from the front and sides. Tiles laid on floor. UPVC cladded ceiling. Cladded walls



ENTRANCE HALLWAY

1.93 m x 1.83 m

Wooden style laminate flooring laid on floors. Emulsion walls and ceiling. Door to kitchen, lounge and downstairs w/c. Stairs that lead to first floor.



LOUNGE

5.74 m x 3.30 m

Bright and airy lounge. Wooden style laminate flooring laid on floors. Emulsion walls and ceiling. Large UPVC window to front and french doors to rear allows natural light to flood the room. Decorative fireplace as centrepiece. Radiator. Power points.



DOWNSTAIRS W/C

1.78 m x 0.82 m

Wooden style laminate flooring laid on floors. Emulsion walls and ceiling. White toilet and hand basin.



KITCHEN DINER

5.74 m x 4.32 m

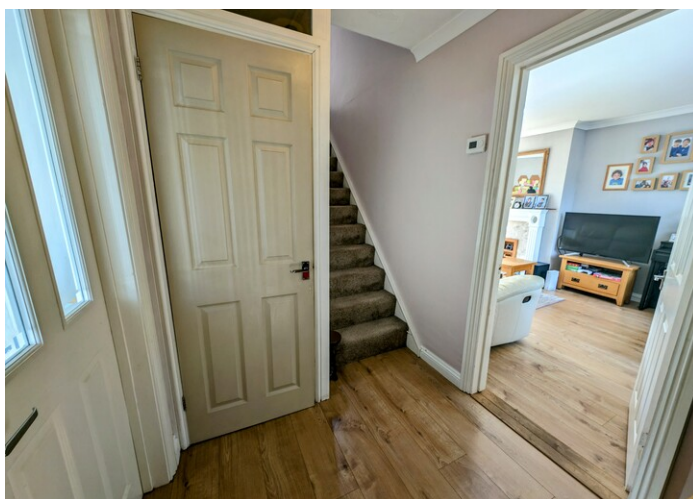
Double doors open to spacious L-shaped kitchen diner. Wooden style laminate flooring laid on floors. Emulsion walls and ceiling. Vibrant red tiles complimented by wooden style cabinetry. Stylish white glossy porcelain tiles laid on floors. UPVC window to rear overlooks stunning valley views. Door to side.



LANDING

2.87 m x 2.75 m

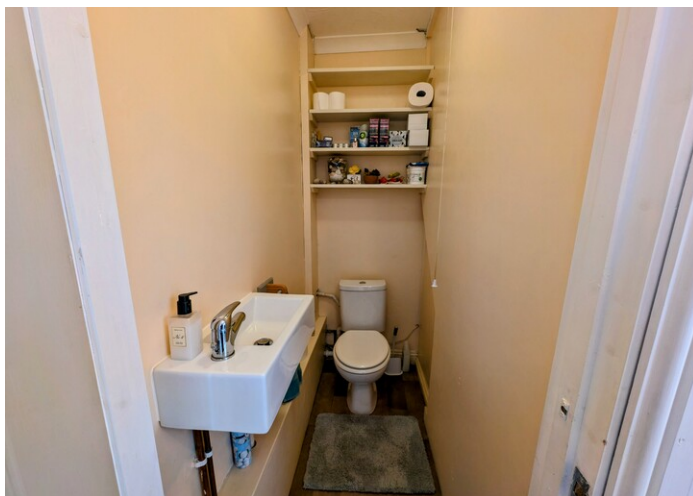
Stairs lead to U-shaped landing. Grey carpet laid on floors. Emulsion walls and ceiling. UPVC window to rear. Doors lead to bedrooms and bathroom.



BEDROOM 1

3.66 m x 3.25 m

Carpet laid on floors. Emulsion walls and ceiling. Large UPVC window to front. Built in storage cupboard. Radiator. Power points.



BEDROOM 2

3.33 m x 2.72 m

Carpet laid on floors. Emulsion walls and ceiling. Large UPVC window to rear. Radiator. power points.



BEDROOM 3

2.84 m x 2.46 m

Carpet laid on floors. Emulsion walls and ceiling. Large UPVC window to front. Radiator. Power points.



BATHROOM

2.44 m x 2.11 m

Wooden style laminate flooring laid on floors. White tiled walls. Artex ceiling. White three piece suit comprising of bathtub with overhead shower, toilet and hand basin. UPVC window to rear. Wall mounted vanity unit. Built in storage cupboard.

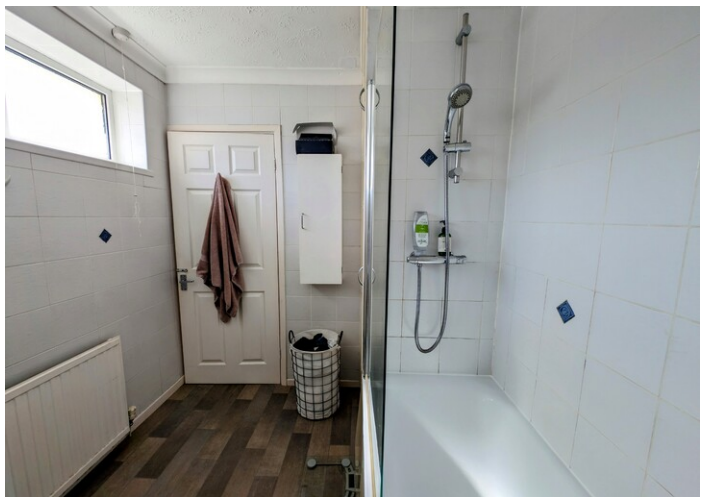


REAR GARDEN

Rear garden features patio area surrounded by mature shrubs and flowers. Lawn area. Fish pond. Outdoor office space. Shed.









EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.