



Tyrheol, Aberdare. CF44 0TW

FOR SALE
£265,000



- **SPACIOUS MODERN LIVING SPACE**
- **BEAUTIFUL APPOINTED KITCHEN**
- **OFF ROAD PARKING**



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Property Description

T Samuel Estate Agents proudly presents this beautiful 3 bed semi detached home situated in the sort after location of Llwydcoed, Aberdare.

Beautifully appointed living room with a bespoke media wall and a cream cast iron log burner. Stylish kitchen featuring cream gloss units, integrated appliances, and a designer radiator. Convenient utility room with built-in storage. Practical ground floor shower room with feature tiling.

Elegant dining room with a bespoke dining table and LVT flooring. Bright and airy bathroom with modern fixtures and a chrome heated towel rail. Spacious double bedroom with detailed cornicing and built in storage. Low maintenance outdoor spaces with artificial grass, patio areas, and a timber-built home office. Ideal for seamless indoor-outdoor living.

Property comprises:

Living room, dining room, kitchen, utility room and ground floor shower room. Great out door spaces. Off road parking. Planning permission for a second storey master bedroom.

Located in the highly sought after village of Llwydcoed. The village has a strong sense of community benefiting from a semi rural location yet with fast and easy access to the A470 and head of the valleys link road.

Close to all amenities to include primary and secondary school. Super markets and the busy town of Aberdare with it's independent retailers and popular indoor market.

You are really in for treat with this beautiful property and should book a viewing at your earliest convenience.

Living room

5.06 m x 5.23 m

Beautifully appointed living room featuring a bespoke media wall with an inset cream cast iron log burner, complemented by an oak mantel above. The space boasts a smooth ceiling with intricate, ornate cornicing, and smooth emulsion finished walls. Expansive bifolding doors allow for an abundance of natural light, creating a bright and welcoming atmosphere. Modern rustic LVT flooring. Radiator. Power points.

Kitchen

4.14 m x 3.04 m

Stylish kitchen featuring cream gloss base and wall units paired with complementary worktops and split face tiled splashbacks. The space is enhanced by LVT tile effect flooring and a designer vertical radiator. It boasts an integrated 4 zone gas hob with wood effect feature pan drawers beneath, a double oven with grill, and a wine cooler, with space for a dishwasher. A UPVC window to the side and a composite door to the rear provide light and easy access. Smooth emulsion ceiling with ornate cornicing, and ample power points throughout. Door leading to utility room.

Utility room

2.00 m x 1.58 m

Convenient utility room featuring built in storage units, with ample space for both a tumble dryer and washing machine. The room is finished with smooth ceilings and walls, complemented by durable ceramic tiled flooring. Smooth emulsion ceiling and walls. Upvc window to the side. Dordogne oak door leading to ground floor shower room.



Ground floor shower room

2.01 m x 1.30 m

Practical ground floor shower room featuring a spacious, open shower area with stylish feature tiling. Includes a modern WC and wash hand basin. A UPVC window to the side allows for natural light, enhancing the room's bright and airy feel.



Dining room

Elegant dining room featuring a bespoke built in dining table with a modern design, crafted from chunky solid oak and subtly painted in sage green with beautiful panelling. The space is enhanced by complementary LVT flooring, while a distinctive cream column radiator adds a touch of style, perfectly complementing the room's character. Smooth emulsion ceiling with ornate cornice. Power points. Upvc window to the rear.



Landing

2.75 m x 0.84 m

Landing with smooth emulsion ceiling and detailed cornice. Carpets laid. Doors leading to all bedrooms and family bathroom



Bathroom

Bright and airy bathroom in a crisp white finish, featuring a bathtub, wash hand basin, and WC. A UPVC window to the rear allows for natural light, while laminate flooring and a sleek chrome heated towel rail add a touch of modern comfort.



Bedroom 1

3.02 m x 2.72 m

Spacious double bedroom featuring a smooth emulsion ceiling with detailed cornicing, and a large UPVC window to the front, allowing for plenty of natural light. The room is fully carpeted and includes a radiator, ample power points, and a built-in alcove storage area for added convenience.



Bedroom 2

2.68 m x 2.62 m

Smooth emulsion ceiling and cornice. Smooth emulsion walls with feature wall paper. Laminate flooring. Radiator. Power pints. UPVC window to the front.



Bedroom 3

2.68 m x 2.62 m

Smooth emulsion ceiling and cornice. Smooth emulsion walls. Carpets laid. Radiator. Power points. upvc window to the rear. The owner is currently using this space as a walk in dressing room.



Front outside space

Low maintenance outdoor area to the front, accessed via a stylish horizontal slatted timber gate. The space features artificial grass and patio areas, perfect for outdoor relaxation. Roller shutter doors provide access to a versatile storage space or small garage, ideal for motorbikes. Currently utilized by the owner as a home gym, the area is equipped with electricity, offering flexibility for various uses.



Rear outside space

Fantastic outdoor space accessed directly through the bi-fold doors from the living room, offering seamless indoor-outdoor living. The area features a spacious patio with artificial grass, complemented by raised railway sleeper planters filled with vibrant shrubs. A timber-built home office with electricity provides a perfect work-from-home solution, a timber built log store. A charming corner patio area is ideal for garden furniture, creating the perfect spot for outdoor relaxation and entertaining. Pedestrian side gate access.







EPC

FLOORPLAN



Misdescriptions Act 1991

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