



**Pinecroft Avenue, Cwmbach,  
Aberdare.. CF44 0HY**

**FOR SALE**  
**£269,000**



- **GARAGE AND DRIVEWAY**
- **IMMACULATE & MOVE IN READY**
- **SEMI DETACHED WITH THREE BEDROOMS**



**3**



**1**



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## **Property Description**

This immaculate semi-detached home is ready to move into and perfect for family living. Located in the welcoming village of Cwmbach, Aberdare, it offers convenient access to local shops, superstores, schools, and excellent transport links.

Inside, you'll find a bright and spacious entrance hall with stylish Amtico herringbone flooring leading to a comfortable lounge featuring a media wall with a built-in log-effect fire. The modern kitchen is fitted with sleek grey wood-effect units, integrated appliances, and a handy breakfast bar, creating a practical and sociable cooking space.

Upstairs, three well-sized bedrooms provide ample storage with fitted wardrobes, while the contemporary family bathroom includes a three-piece suite with a dual-head shower and practical vinyl flooring.

Externally, the property benefits from a driveway with parking for two cars and weatherproof electrical sockets. Secure side access leads via a patio slab pathway and wooden gate to a fully enclosed rear garden with a combination of patio areas, artificial lawn, and a wooden pergola—ideal for entertaining and family activities. The garage, featuring an insulated anthracite grey electric door matching the front door, includes a utility area plumbed for a washing machine and ample power points.

Cwmbach offers a friendly community atmosphere, with essential amenities close by and beautiful outdoor spaces such as Dare Valley Country Park nearby. Excellent transport links including the local railway station provide easy connections to Aberdare and Cardiff, making this a practical and attractive location.

This home strikes the perfect balance between modern living and convenient village life—a fantastic opportunity for families looking to settle in a vibrant part of Aberdare.

## **ENTRANCE HALL**

Enter the home through a sleek anthracite grey composite front door that sets the tone for the stylish interior to come. The entrance hall is bright and welcoming, finished with smooth emulsion walls and ceiling for a clean, modern look. A radiator with an attractive cover adds a touch of elegance, while a graceful archway brings subtle architectural charm. Under-stairs storage offers a practical solution for keeping the space tidy and organised. The floor is laid with classic Amtico herringbone flooring—durable, sophisticated, and ideal for family life. From the hall, you'll find access to the downstairs W.C., integrated garage, lounge, and kitchen, with stairs leading up to the first floor.

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## **DOWNSTAIRS W.C.**

2.14 m x 1.26 m

Thoughtfully designed for both function and style, the downstairs W.C. features a modern toilet and a sleek wash hand basin set within a contemporary vanity unit—perfect for keeping essentials tucked away. A bathroom mirror with built-in demister adds a touch of luxury and everyday convenience. The space is finished with smooth emulsion to the ceiling and upper walls, complemented by decorative half-height wood panelling that adds warmth and character. Underfoot, matching Amtico herringbone flooring continues the elegant look from the entrance hall. A modern radiator provides comfort, while a uPVC window with frosted glass at the front offers privacy and natural light.

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## **LOUNGE**

4.95 m x 2.94 m

This beautifully presented lounge offers the perfect blend of comfort and style, ideal for both family time and entertaining guests. A bespoke media wall provides a sleek focal point, complete with space for a wall-mounted TV and a built-in log-effect fire that adds warmth and ambience at the touch of a button. Smooth emulsion walls and ceiling create a fresh, calming backdrop, while the Amtico herringbone flooring adds a touch of timeless elegance underfoot. Two radiators with decorative covers enhance both comfort and style, and multiple power points provide modern convenience for everyday living. Large uPVC French doors flood the room with natural light and open out to the rear garden—seamlessly blending indoor and outdoor living.

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## **KITCHEN**

5.78 m x 2.29 m

Beautifully designed with both style and practicality in mind, the kitchen features a range of grey wood-effect base and wall units, perfectly complemented by a sleek, matching work surface. A crisp white sink blends seamlessly into the countertop for a clean, streamlined look. The space is fully equipped with an integrated dishwasher and fridge freezer, along with a freestanding cooker for flexibility and ease of use. A wooden breakfast bar adds warmth and provides the perfect spot for casual meals or morning coffee. A wall-mounted vertical grey radiator adds a contemporary touch, while multiple power points ensure the kitchen works as hard as you do. The smooth emulsion ceiling is fitted with sunken spotlights for a bright, modern finish, and emulsion walls complete the fresh look. Amtico herringbone flooring runs throughout, tying the space together beautifully. Natural light pours in from uPVC windows to the rear and side, with a door providing direct access to the exterior.





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## **LANDING**

The upstairs landing offers a calm and functional space that connects the home's private rooms. Finished with smooth emulsion walls and ceiling, the area feels bright and open, while soft carpet flooring adds warmth and comfort underfoot. A built-in cupboard provides handy extra storage, keeping the space neat and organised. There are convenient power points and easy access to the attic as well. From the landing, doors lead to three well-proportioned bedrooms and the upstairs bathroom, creating a natural flow throughout the upper level.

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## **UPSTAIRS BATHROOM**

This beautifully appointed bathroom features a white three-piece suite, including a bath with a dual-head overhead shower and a glass shower screen for easy maintenance and style. A matching W.C. and wash hand basin with a vanity unit provide ample storage and a clean, streamlined look. A chrome ladder radiator adds warmth and a contemporary touch, while built-in storage cupboards over the stairs offer practical space to keep essentials organised and out of sight. The room is finished with smooth emulsion ceilings featuring sunken spotlights, and a tasteful combination of emulsion and tiled walls that bring both durability and style. Vinyl flooring completes the space, providing a practical, water-resistant surface that's easy to maintain. A uPVC window to the front with frosted glass ensures privacy while letting in natural light.

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### **BEDROOM 1**

4.22 m x 3.11 m

This generous bedroom includes fitted wardrobes that provide ample storage space, helping to keep the room tidy and clutter-free. The smooth emulsion walls and ceiling create a fresh, bright atmosphere, while soft carpet flooring adds warmth and comfort. A radiator ensures cosy warmth throughout the seasons, and conveniently placed power points cater to all your needs. A uPVC window to the rear lets in plenty of natural light and offers peaceful views.

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### **BEDROOM 2**

3.39 m x 2.84 m

This inviting bedroom features smooth emulsion walls and ceiling, creating a clean and fresh environment. Soft carpet flooring adds a cosy touch underfoot, perfect for a restful space. A radiator keeps the room warm, and power points are conveniently positioned for your devices. A uPVC window to the front allows plenty of natural light to fill the room.

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### **BEDROOM 3**

This well-proportioned bedroom features smooth emulsion walls and ceiling, creating a bright and fresh space. Soft carpet flooring adds warmth, while a radiator with a decorative cover ensures comfort throughout the year. Double doors open to fitted wardrobes, providing excellent storage and helping to keep the room organised. A uPVC window to the rear fills the room with natural light and offers pleasant views.

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## **GARAGE**

The garage features an insulated electric up-and-over door in anthracite grey, perfectly complementing the front door's modern style and spacious enough to securely fit a car. The current vendor has thoughtfully adapted part of the garage as a utility area, which is fully plumbed for an automatic washing machine and fitted with ample power points. A wall-mounted boiler is also conveniently located here, adding to the practicality and functionality of this space.

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## **EXTERIOR**

At the front of the property, a driveway offers ample space for two cars and features two weatherproof double electrical sockets, perfect for outdoor use and added convenience. A wrought iron gate provides secure side access, opening onto a pathway laid with patio slabs that leads to a wooden gate. This gate then opens into the rear garden, creating a private and seamless flow between outdoor spaces.

To the rear, this beautiful garden is perfect for entertaining and providing a safe space for children to play. It features a lovely patio area ideal for outdoor dining and relaxation, alongside a section laid with artificial lawn for easy maintenance and year-round greenery.

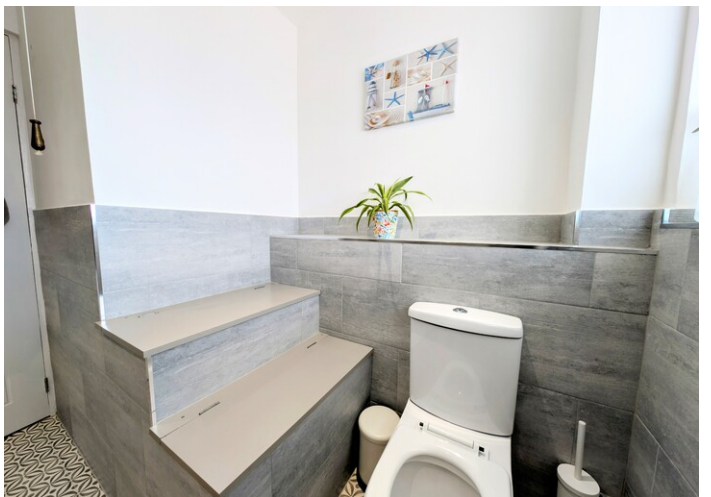
Further along, a second patio area is complemented by a charming wooden pergola—creating a wonderful spot for shade or hanging plants. Rear lane access adds convenience, and the entire garden is fully enclosed, ensuring privacy and security.

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# EPC

## 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.

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