



# T Samuel Estate Agents

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Heol Y Deri, Aberdare  
CF44 0BP

**FOR SALE**  
**£330,000**



- 4 BEDROOM DETACHED
- CONTEMPORARY FITTED KITCHEN
- GARAGE WITH DRIVEWAY



4



2



2



## Property Description

This stylish 4 bedroom Redrow home is situated on the very popular estate 'Three Oaks' in Cwmbach, Aberdare.

You have spacious accommodation with a recently added second reception room leading to the garden. The kitchen has been updated and boasts integrated appliances, giving it a modern and sleek look. Benefits from garage with driveway for two cars. This property is the perfect family home and really must be viewed !!

Property comprises:

Hallway, living room, kitchen diner, utility room, WC and a great new addition is the second reception room. First floor Master bedroom with en-suite and a further double bedroom with family bathroom. Stairs to second floor with two further double bedrooms.

Close to Aberdare town centre with Train Station. Short drive to Head of the Valley link roads and A470. Medical centre, Sport Centre, Primary and comprehensive schools, Super markets and further shopping are all local. Dare Valley Country park is close by and is great for walking and cycling.

### HALLWAY

1.98 m x 2.00 m

Entrance to the property is via Anthracite grey Upvc door with attractive porch canopy above. This really does add a touch of charm and elegance to this beautiful Redrow home. Smooth emulsion ceilings and walls. Coving. Modern grey tiled flooring. Doors leading to living room, kitchen diner and downstairs WC. Stairs to first floor



## LIVING ROOM

4.80 m x 2.99 m

Spacious family living room which is light and airy and benefits from dual aspect windows. Smooth emulsion ceiling with coving. Smooth emulsion walls. Radiator. Brushed chrome light switches and power points. Modern oak effect laminate floorings. Half glass door leading to second sitting room.



## DOWNSTAIRS W.C

1.60 m x 0.88 m

Convenient downstairs WC. Smooth emulsion ceiling and walls with contemporary style metro tiles in grey. Wash hand basin built into useful storage unit with stainless stain tap. Grey tiled floor.



## KITCHEN/DINER

5.10 m x 2.70 m

The Howden kitchen is very modern and contemporary and was newly fitted last year. There are ample high gloss charcoal grey base and walls units with complimentary white Quartz worktops. The kitchen benefits from integrated dishwasher, full height fridge and lots of space to rustle up a culinary delight ! Built in fan oven and separate microwave. Halogen hob with extractor fan. White resin sink unit. Upvc dual aspect windows. Smooth emulsion ceiling with coving. Smooth emulsion walls and Metro tiled splash back. Space for dining table. Door leading to utility room. Grey tiled flooring.





## UTILITY ROOM

The utility room is a great space for storage and convenience. It has plumbing for washing machine, space for tumble dryer and integrated freezer. High gloss base and wall units matching the kitchen with complimentary white quartz worktops. Smooth emulsion ceiling. Smooth emulsion walls and half tiled splash backs. Brushed chrome light switch and power points. Cupboard housing boiler which was fitted in 2022 and comes with a 10 yr guarantee. Door leading to second reception room.



## SECOND RECEPTION ROOM

5.79 m x 3.40 m

Wow, what a beautiful addition to this home is the second reception room. It has French doors leading to the garden and dual aspect windows providing the most stunning views of the surrounding area. The perfect place to take in the scenery while relaxing in the comfort of your own home. Smooth emulsion ceiling with spot lights. Smooth emulsion walls and attractive laminate flooring. Radiator. Brushed chrome light switches and power points.



## LANDING

Smooth emulsion walls with feature floral wall covering. Smooth emulsion ceiling. Carpet flooring. Door to storage cupboard. Doors to family bathroom and two bedrooms.





## MASTER BEDROOM

4.80 m x 2.90 m

The master bedroom has dual aspect windows and offers lovely views from both sides. with attractive wall covering, it creates a cosy and stylish ambiance, making it the perfect retreat at the end of the day. Smooth emulsion ceiling and walls. Upvc windows to the front and rear. Radiator and power points. Door leading to en-suite shower room. Two built in wardrobes.



## EN-SUITE

Nice bright space to start or end your day! Smooth emulsion ceilings and walls with tiled areas. Built in shower with WHB and WC. Radiator. Vinyl flooring

## BEDROOM 2

3.10 m x 2.80 m

Smooth emulsion ceilings and walls. Laminate flooring. Radiator. Power points. Built in storage cupboard. uPVC window to the rear



## FAMILY BATHROOM

1.90 m x 1.70 m

The family bathroom features a three piece white suite and has half mosaic tiles surrounding the bath tub. It adds a touch of elegance to this space. Wash hand basin and WC. Smooth ceiling and walls. Attractive vinyl flooring. uPVC window to the front





## LANDING

Smooth emulsion walls with feature floral wall covering. Smooth emulsion ceiling. Door to storage cupboard. Doors leading to two further bedrooms.



## BEDROOM 3

4.10 m x 3.30 m

Smooth emulsion ceiling and walls. Upvc window to the front and Velux window to the rear. Lovely size double bedroom. Radiator and power points

## BEDROOM 4

4.10 m x 3.25 m

Smooth emulsion ceiling and walls. Upvc window to the front and Velux window to the rear. Useful built in storage. Radiator. Power points Built in storage.



## EXTERIOR

The front of the property has a neat lawn laid and fronted by hedgerow. A central garden path leads to the front door and also to the driveway. Drive for two cars and single garage with outside power points. Gate leading to rear garden. Rear garden is virtually maintenance free with artificial grass laid. Close boarded fence surrounds the garden with amazing views over the surrounding area





#### 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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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

## FLOORPLAN

