

FOR SALE



**DURBINS
LEGAL ESTATES**

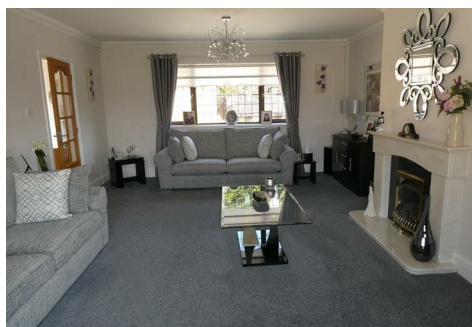
ESTATE AGENTS

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**15 Halt Road
Rhigos, Aberdare CF44 9UN
£395,000**

A deceptively spacious bungalow with an immaculate, modern interior in a popular semi rural location which benefits from countryside views. The property is set in a generous plot of around a 1/3 of an acre of gardens and a large driveway with parking for several vehicles leading to a double garage. Set on the outskirts of the village of Rhigos, it is within easy reach of the Brecon Beacons and the A465 to Swansea and Merthyr Tydfil.

COMPRISING: Hallway; 2 reception rooms; kitchen; utility room; 4 bedrooms; 1 en-suite; family bathroom; front, side and rear gardens; driveway to garage.

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Hallway

Entrance via double glazed front door, emulsion walls and ceiling, coving, radiator, BT socket, loft access, ceramic tiled floor.

Lounge

21'11" x 15'1" (6.68m x 4.60m)



Double glazed window to rear and French doors to front, emulsion walls and ceiling, coving, Adam style fire surround housing gas fire, two radiators, TV aerial, Sky and BT sockets; fitted carpet.

Sitting/Dining room

11'6" x 10'4" (3.51m x 3.15m)



Patio doors to rear, emulsion walls and ceiling, coving, radiator, laminate floor.

Kitchen

16'11" x 11'4" (5.16m x 3.45m)



Double glazed windows to front and rear, door to utility room, emulsion ceiling, sunken spotlights, range of base and wall units in light grey gloss, built-in electric hob and double oven, stainless steel sink, tiled splashbacks, integrated fridge/freezer, dishwasher, extractor fan, TV aerial, radiator, tiled floor.

Dining Area



Utility room

7'9" x 6'11" (2.36m x 2.11m)

Double glazed window and door to rear, emulsion ceiling, radiator, tiled floor, door to garage, door to walk-in storage cupboard with emulsion walls and ceiling, , tiled floor.

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Bedroom 1

18'3" x 16'3" (5.56m x 4.95m)



Double glazed window to front, feature round stained glass window, emulsion walls and ceiling, coving, radiator, built-in wardrobes, TV aerial, BT socket, fitted carpet.

En-suite

8'5" x 3'3" (2.57m x 0.99m)

Double glazed window, sunken spotlights, tiled walls, heated towel rail, w.c., vanity unit housing wash hand basin, shower enclosure, extractor fan, tiled floor.

Bedroom 2

12'8" x 11'8" (3.86m x 3.56m)



Double glazed window to front, emulsion walls and ceiling, coving, radiator, TV aerial, fitted carpet.

Bedroom 3

10'8" x 8'9" (3.25m x 2.67m)



Double glazed window to rear, emulsion walls and ceiling, coving, radiator, TV aerial, fitted carpet.

Bedroom 4/Study

7'7" x 6'3" (2.31m x 1.91m)



Double glazed window to rear, emulsion walls and ceiling, coving, radiator, TV aerial, BT socket, fitted carpet.

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Bathroom

11'8" x 9'11" (3.56m x 3.02m)



Double glazed window, sunken spotlights, tiled walls, radiator, heated towel rail, airing cupboard, w.c., vanity unit housing wash hand basin, bath, separate shower, tiled floor.

Front garden



Lawned front garden with mature shrubs borders. Tarmac driveway leading to double garage.

Double garage

17'11" x 17'3" (5.46m x 5.26m)

Double garage with electric door and lighting.

Rear garden



Rear garden with lawn and patio with several seating areas, mature shrubs and trees, flower beds, outside lighting and water supply, boiler room.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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