



Llwydcoed Road, Aberdare, CF44 0TF
£319,995

Manning
Estate Agents
01685 878000

MOVE INTO YOUR DREAM HOME AS SOON AS POSSIBLE AVOIDING ONWARD CHAIN

** 4 DOUBLE BEDROOMS ** 10 YEAR ICW NEW BUILD WARRANTY **

** EXECUTIVE STYLE NEW BUILD ** EXCELLENT SIZE LANDSCAPED GARDENS INDIAN SANDSTONE PAVING SLABS AND TIMBER PERGOLA** ** 3 OFF ROAD PARKING SPACES ** NEFF KITCHEN APPLIANCES ** QUARTZ WORKTOPS ** PORCELANOSA TILING ** HIS AND HERS VANITY UNIT ** FITTED WARDROBES TO MASTER BEDROOM ** AMTICO FLOORING ** ** LUXURY FITTED CARPETS ** OAK INTERNAL DOORS ** GLASS BALUSTRADE STAIRCASE ** BAXI BOILER 10 YEAR GUARENTEE ** MEDIA CUPBOARD **

A covered external porch shelters the front door, which opens to a welcoming hall with striking glass balustrade staircase leading to the exquisite and expansive open plan kitchen come dining area and family room. The perfect place for enjoying time with the family, this convenient living area has French doors with views and access to the landscaped gardens.

The ground floor is completed by a w/c and utility room. Further generous size family room with a further 2 patio doors opening up to a sunny wrap around landscaped garden with space for entertaining.

The first floor is home to the master bedroom with en suite, three further double bedrooms, as well as the luxurious family bathroom complete with fixtures and fittings.

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Entrance hall

We are excited to bring to the market this new Prestige Homes latest design 4 double bedroom detached family house. Blending classic design with state of the art features and finishes, the 4 bedroom Willow House is a home to behold.

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Large lounge

22'3' x 12'2' (6.78m x 3.71m)

Fitted kitchen/dining room/living room

26' x 11'5' (7.92m x 3.48m)

Utility room

Downstairs w.c.,

Landing

Large Bathroom

11'6' x 5'10' (3.51m x 1.78m)

Bedroom 1

11'7' x 10'10' (3.53m x 3.30m)

Wall to wall white gloss four door sliding fitted wardrobes.

En-suite shower room

5'10' x 7'8' (1.78m x 2.34m)

His and hers vanity wash hand basin.

Bedroom 2

10'2' min 11'7' max x 9'9' (3.10m min 3.53m max x 2.97m)

Bedroom 3

9'8' x 11'8' (2.95m x 3.56m)

Bedroom 4

11'6' x 9' (3.51m x 2.74m)





N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription 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 the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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