

# The Kintyre, Moss Place,

Aberdare, CF44 0YU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£735,000**



Detached Property

6

5

5

2

# Property Description

**\*\* EXCEPTIONAL SIX BEDROOM FAMILY HOME \*\***  
**FIVE BATH/SHOWER ROOMS \*\* UNDERFLOOR**  
**HEATING TO GROUND FLOOR \*\* DOUBLE GARAGE**

**\*\*** A beautifully presented six double bedroom family home offering a wealth of versatile and spacious accommodation. Entrance hallway, sitting room, large lounge open plan with the modern fitted kitchen and dining room with tri-folding doors to the rear, spacious utility room and ground floor shower room. To the first floor are four double bedrooms, bedrooms one and two with walk-in wardrobes and ensuite shower rooms, large family bath and shower with freestanding bath and corner shower. To the second floor are two further double bedrooms and a large family shower room. Delightful paved, decked and lawned gardens with rear detached sauna. Paved driveway to the front leading to garage. EPC Rating: B

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 3862 sq.ft.**

**Viewing Arrangements**  
**Strictly by appointment**

## LOCATION

The property is situated near Aberdare Town Centre offering a selection of retail options and a bustling Town centre full of amenities. Nearby is Aberdare park & Aberdare Country Park with both offering superb walks and scenery, on your doorstep. Only 4 miles from Merthyr Tydfil and approximately 20 miles from Cardiff., perfect for commuters with easy access to both the A470 & A465, local bus stops and Train Station.

## ENTRANCE HALLWAY

12' 9" x 12' 5" (3.90m x 3.81m)

Approached via oak double opening doors leading to the exceptionally spacious entrance hallway, exposed stone wall, double doors to kitchen, door to lounge, glass framed staircase to first floor and underfloor heating.

## SITTING ROOM

14' 7" x 11' 8" (4.45m x 3.57m)

With two windows to front, tiled flooring with underfloor heating.

## LOUNGE

24' 0" x 12' 2" (7.33m x 3.71m)

With windows to front, rear and side, double opening french doors to garden, tiled flooring with underfloor heating, open plan with kitchen and diner.

## KITCHEN AND DINER

33' 11" x 11' 8" (10.36m x 3.58m)

With kitchen units and worktops to four sides, inset 1.5 bowl sink, integrated two ovens, integrated microwave, integrated 'Miele' coffee machine, space for American style fridge freezer, central island with four ring hob and curved glass cooker hood above, matching range of eye level wall cupboards, windows to rear, tri folding doors to rear patio with window above, ample space for large family dining table, air conditioning unit and underfloor heating. Door to utility room.

## UTILITY ROOM

13' 1" x 11' 9" (L-shaped)(4.00m x 3.59m)

Range of units and worktops, inset 1.5 bowl sink, windows indie to side, door to rear, plumbing for washing machine, wall mounted 'Vaillant' combi gas central heating boiler, door to garage, tiled flooring with underfloor heating and door to shower room.

## SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with chrome shower, tiled flooring, wall tiling to splash back areas, extractor fan and window to rear.

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### FIRST FLOOR

#### LANDING

Approached via an easy rising staircase leading to the spacious galleried landing area, window to front and rear, staircase to second floor.

#### BEDROOM ONE

13' 11" x 12' 7" (4.26m x 3.84m)

With windows to rear and double doors to the rear balcony. Radiator. Doors to ensuite and walk-in wardrobe.

#### WALK IN WARDROBE

9' 9" x 6' 7" (2.98m x 2.01m)

Window to front.

#### ENSUITE SHOWER ROOM

9' 8" x 8' 7" (2.95m x 2.64m)

Spacious ensuite with twin wash hand basins and units, low level wc, double width shower cubicle with chrome rainfall shower, window to front, tiled flooring, extractor fan and chrome heated towel rail.

#### BEDROOM TWO

17' 1" x 10' 7" (5.23m x 3.23m)

Aspect to front, door to walk in wardrobe and ensuite, a second double bedroom, radiator.

#### ENSUITE SHOWER ROOM TWO

10' 8" x 5' 10" (3.26m x 1.78m)

White suite comprising low level wc, wash hand basin with storage below, double width shower cubicle with rainfall shower above, window to side, tiled flooring, wall tiling to splash back areas and chrome heated towel rail.

#### BEDROOM THREE

17' 7" x 9' 11" (5.38m x 3.04m)

Windows to rear, a third double bedroom, radiator.

#### BEDROOM FOUR

11' 9" x 9' 8" (3.60m x 2.96m)

Aspect to front, a fourth double bedroom, radiator.

#### FAMILY BATH AND SHOWER ROOM

12' 10" x 7' 3" (3.92m x 2.22m)

Quality white suite comprising low level wc, wash basin with storage below, corner shower cubicle, freestanding bath with freestanding chrome taps with

shower mixer, full wall tiling, window to rear, extractor fan, tiled flooring and radiator.

### SECOND FLOOR

#### LANDING

Approached via a quarter turning staircase leading to the second floor galleried landing, velux window to front pitch.

#### BEDROOM FIVE

28' 1" x 14' 7" (8.56m x 4.47m)

An excellent sized fifth double bedroom, velux windows to front and rear pitch, eaves storage, large storage cupboard and radiator.

#### BEDROOM SIX

27' 8" x 14' 3" (max)(8.45m x 4.36m)

An excellent sized sixth bedroom with windows to front and rear, radiator.

#### FAMILY BATHROOM

14' 2" x 7' 0" (4.33m x 2.15m)

Modern white suite comprising low level wc, vanity wash hand basin with storage below, freestanding bath with claw legs, freestanding chrome taps with shower mixer tap, velux window to rear pitch, tiled flooring, tiled walling and radiator.

### OUTSIDE

#### REAR AND SIDE GARDEN

Covered paved patio area to side leading onto a decked relaxation area with space for hot tub, area of lawn enclosed with timber fencing, paved patio to rear leading to the large sauna room.

#### SAUNA

With large sauna and a tiled floor entrance.

#### FRONT GARDEN

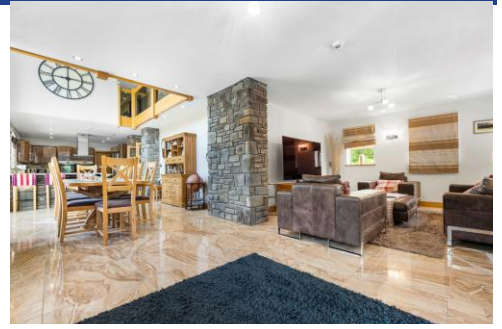
Paved driveway to front leading to the double garage, stone pillared driveway entrance. Paved pathway to front doors and timber gates leading to garden.

#### DOUBLE GARAGE

19' 4" x 17' 9" (5.90m x 5.42m)

With electric up and over access door, power and lighting. Door to utility room.

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TOTAL FLOOR AREA : 3862 sq.ft. (358.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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