

Ty Olaf, Lon Las, Llwydcoed, Aberdare, CF44 0UF



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Detached Family Home

- 5
- 2
- 3
- 3

Property Description

**** IMPRESSIVE DETACHED 4/5 BEDROOM FAMILY HOME ** QUIET SOUGHT AFTER LOCATION AT THE HEAD OF THE ROAD ** ELECTRIC GATED ENTRANCE TO LARGE DRIVEWAY ** DOUBLE GARAGE **** A beautifully presented detached family home with electric entrance gates, in a choice location at the head of a quiet driveway of select properties, being a short drive from local amenities and convenient transport links. Large entrance hallway, cloakroom, exceptionally spacious lounge with cast iron 'Chilli Penguin' wood burner, dining room, sizeable conservatory, versatile sitting room/fifth bedroom, modern fitted kitchen with range cooker, utility room, family room/study and ground floor shower room. To the first floor is large landing with eaves storage, three double bedrooms and the principal bedroom with balcony overlooking the rear garden and a well proportioned family bath and shower room. Gas central heating, double glazing. Large rear garden comprising paved patio and lawn, long driveway to front. Double Garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 3,678 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated near Aberdare Town Centre offering a range of amenities including a vibrant indoor market, museum, leisure centre, library and theatre. Supermarkets are conveniently found within a 6 minute drive. Nearby is Aberdare Park and Dare Valley Country Park, both offering superb walks and scenery on your doorstep. Llwydcoed is on the edge of the Brecon Beacons National Park and is only 10 minutes from Cyfarthfa Retail Park, 4 miles from Bike Park Wales, approximately 40 minutes to both Swansea and Cardiff with excellent links to the A470 and A465. Local bus stops and train station.

ENTRANCE HALLWAY

12' 11" x 11' 1" (3.94m x 3.38m)

Approached via a composite entrance door with 'Yale' smart entrance handle, leading to the spacious entrance hallway. Staircase to first floor with low level under stairs storage cupboard with understairs power point. Quality tiled flooring. Radiator.

CLOAKROOM

White suite comprising low level WC, wash hand basin. Full wall tiling. Tiled flooring. Obscure glass window to front. Radiator.

LOUNGE

29' 3" x 14' 9" (8.94m x 4.52m)

An exceptionally spacious principal reception with window overlooking the entrance approach and patio doors to the conservatory. Enjoying an abundance of family relaxation space. Large fireplace with inset 'Chilli Penguin' cast iron multi-fuel stove. Two radiators.

SITTING/BEDROOM FIVE

15' 5" x 11' 3" (4.70m x 3.43m)

Aspect to front, a versatile reception or downstairs bedroom ideal for dependant relative. Feature fireplace. Two radiators.

DINING ROOM

14' 0" x 11' 2" (4.27m x 3.41m)

With patio doors to the conservatory, a spacious family dining room with ample space for large family dining table.

CONSERVATORY

28' 6" x 14' 11" (8.70m x 4.55m)

Overlooking the beautiful rear garden. A large uPVC double glazed conservatory with French doors opening to the rear patio from three aspects. Tiled flooring. Ceiling fan and light. Power points.

KITCHEN

13' 10" x 11' 3" (4.24m x 3.43m)

Well-appointed along three sides in light grey panelled fronts with black bar handles beneath granite worktop surfaces. Island with granite worktop. Inset 1.5 bowl stainless steel sink with side drainer with Monoblock mixer tap and water filtration tap. Inset range style cooker. Curved glass cooker hood. Plumbing for dishwasher. Matching range of eye level wall cupboards. Tiled flooring. Recessed spotlights. Window overlooking the attractive rear garden. Radiator. Door to utility room.

UTILITY ROOM

11' 9" x 11' 3" (3.59m x 3.44m)

Appointed along three sides with panelled fronts and worktop above. Inset stainless steel sink with side drainer. Matching range of eye level wall cupboards. Window to

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side. Wall mounted 'Viessmann' combi gas central heating boiler. Window to side. Tiled flooring. Door to rear garden. Door to shower room. Door to family room/study.

FAMILY ROOM/STUDY

21' 8" x 11' 6" (6.61m x 3.53m)

Overlooking the entrance approach, an excellent family room or study with additional window to side. Radiator.

SHOWER ROOM

6' 4" x 5' 6" (1.94m x 1.70m)

Modern white suite comprising low level WC, wash hand basin, corner shower cubicle. Tiled flooring. Full wall tiling. Obscured glass window to rear. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the bright and spacious central landing area with window to front. Radiator. Continuation of the landing area with access to the large eaves storage with power and lighting. Doors to all rooms. Access to boarded loft space.

BEDROOM ONE

13' 10" x 14' 10" (4.24m x 4.53m)

Large principal bedroom with built in wardrobes. Sliding UPVC doors opening onto balcony with Terrazzo tiled floor and ornate cast iron balustrades. Overlooking the beautiful westerly facing garden. Window with aspect to side. Radiator.

BEDROOM TWO

11' 11" x 11' 1" (3.64m x 3.40m) Large double bedroom with built in wardrobes. UPVC window overlooking the garden with views. Radiator.

BEDROOM THREE

11' 5" x 11' 8" (3.50m x 3.57m)

A third sizeable double bedroom with large, built in wardrobe with internal power socket. Door in wardrobe leading to large eaves storage space with lighting. UPVC window to side. Access to boarded loft space. Radiator.

BEDROOM FOUR

12' 11" x 6' 6" (3.95m x 2.74m)

A fourth double bedroom with built in wardrobes. Large uPVC window to front. Radiator.

BATHROOM

11' 5" x 9' 3" (3.48m x 2.82m)

A sizeable family bathroom with modern white suite. comprising of corner bath with tiled splashback, low level WC, twin vanity sinks with storage below. Mirrored wall cupboard, corner shower cubicle with tiled splashback. Obscured glass window to rear.

OUTSIDE

REAR & SIDE GARDENS

A delightful west facing rear garden. Large paved patio with additional paved patio covered bbq area. Large area of lawn with neat well stocked beds of plants and shrubs. Paved stepping stones leading to the raised rockery and further onto rear paved relaxation area with children's outdoor play set. Area to one side with chicken coop and raised vegetable patch. Additional side with slate chippings ideal for further relaxation area. Outdoor tap and wrought iron gates to driveway on both sides of property. Fully enclosed garden. Gate to front driveway.

FRONT GARDEN

Accessed via double opening electric gates with stone built pillars leading to the long and wide driveway. Outdoor tap and outdoor power supply. Up and down wall lights.

DOUBLE GARAGE

20' 2" x 18' 9" (6.16m x 5.73m)

With electric roller shutter entrance door. UPVC door to side garden. Window to side. Power and lighting.

VIEWERS MATERIAL INFORMATION

1. The property is serviced by a septic tank which is located towards the rear of the garden. Vendors have stated that this is emptied approx. every 2 years via Egan Waste and costs approx. £165.

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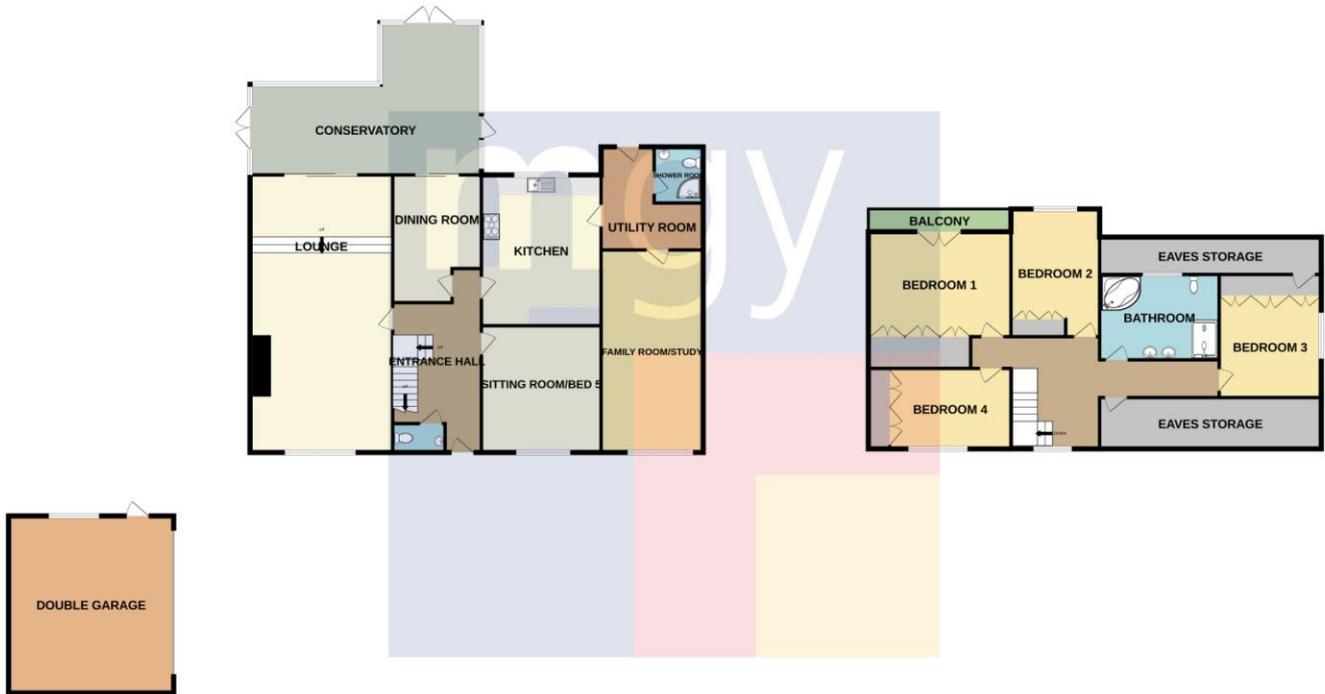
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GROUND FLOOR
2389 sq.ft. (222.0 sq.m.) approx.

1ST FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 3678 sq.ft. (341.7 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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