



Rhos Waun, Merthyr Road, Llwydcoed, CF44 0YF

£475,000



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# Rhos Waun, Merthyr Road

Llwydcoed, Aberdare

- Detached Bungalow
- Beautifully Presented
- Lounge/Dining Room
- Five Bedrooms (including annexe accommodation)
- Substantial Gardens
- Garage/Workshop and Off Road Parking
- Superb Views

A beautifully presented, detached bungalow having a guest annexe, located in the sought after area of Llwydcoed. The property is set back from the road by a sweeping driveway and has superb views of the surrounding countryside yet is conveniently located for the amenities of Aberdare and for commuter access to the A465.

On entering the property is a spacious entrance hall having two double bedrooms off, bathroom having a four piece suite, lounge/dining room with feature fireplace and French doors overlooking both the front and rear of the property. The kitchen has a range of wall and base units with breakfast bar and door leading to the guest annexe. The guest annexe comprises three bedrooms (one of the bedrooms is currently being used as a study), utility area/W.C. and bathroom. The annexe has an entrance via the rear patio area. Benefits include a gas central heating system and double glazing.



The substantial gardens surround the property and are mostly laid to lawn with a patio area and established trees and shrubs. To the front of the property is a detached garage with workshop and a sweeping driveway providing off road parking for several vehicles.

Early enquiries for this property, which may be suitable for multi-generational living, are highly recommended.

Council Tax band: F

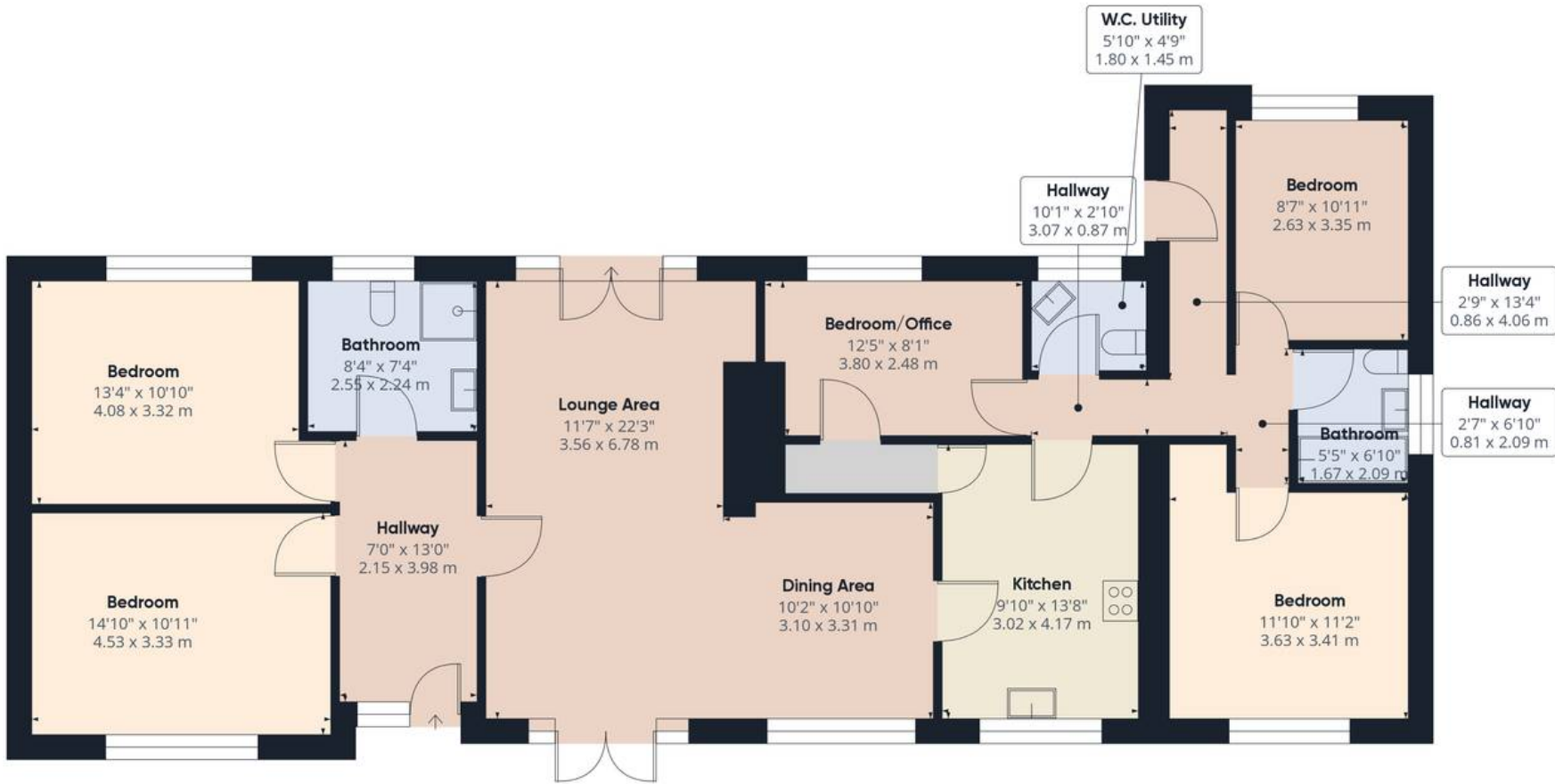
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Approximate total area<sup>(1)</sup>  
 1498.3 ft<sup>2</sup>  
 139.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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