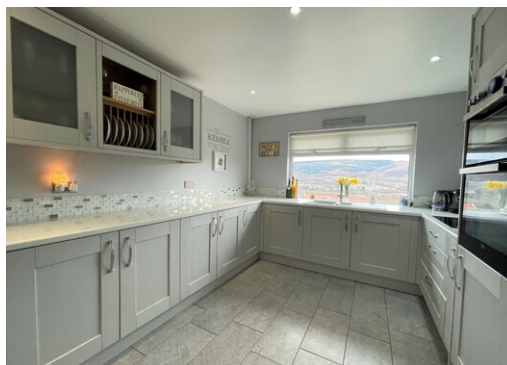




**Hillcrest Avenue, Aberdare  
CF44 6YH**

**OFFERS IN EXCESS  
£255,000**



- **SPACIOUS MODERN DORMER BUNGALOW**
- **PANORAMIC VIEWS**
- **COUNTRY WALKS ON THE**



3



2



1



## Property Description

### HALLWAY

6.20 m x 1.60 m

Enter property via uPVC front door with adjacent window into hallway. Smooth emulsion ceiling and wall papered walls. Ceramic tiled floor. Radiator. Power points. Doors with access to Living room, kitchen/diner, bathroom and master bedroom with dressing room. Open staircase to first floor.



### LOUNGE

4.50 m x 3.80 m

The living room is light and airy and decorated beautifully. Smooth emulsion ceilings and walls. Ceiling Rose and Coving. uPVC window to the front with amazing views. Radiator. Power points. Wooden flooring



### KITCHEN/DINER

7.80 m x 3.10 m

A large and impressive room which benefits from dual aspect window to the front and French doors to the rear garden. This room is light and airy and really is the hub of the home. A modern range of base and wall unit giving ample space with complimentary worktops. Integrated eye level double oven with convection hob. Integrated fridge freezer. Plumbing for washing machine. Smooth emulsion ceiling and walls with attractive mosaic tiled splashbacks. Ceramic tiled flooring. Radiator. Power points. Plenty of space for sofa and table and chairs



### GROUND FLOOR BATHROOM

3.10 m x 1.70 m

Smooth ceiling and emulsion walls. WC and Wash hand basin Bath has shower



## MASTER BEDROOM

4.80 m x 2.20 m

The master bedroom is located on the ground floor and boasts dual aspect with uPVC window to the front and uPVC French doors to the rear. The current vendor has a hot tub directly outside with covered area and access to the garden. This bedroom is accessed via the dressing room. Artex ceiling. Emulsion walls. Carpet flooring. Radiator, Power points.



## DRESSING ROOM

3.20 m x 3.40 m

Artex ceiling and emulsion walls. Carpet flooring. uPVC window to the rear. Radiator. Power points. Storage cupboard. The dressing room has space for wardrobes and dressing table and leads to the master bedroom



## BEDROOM 2

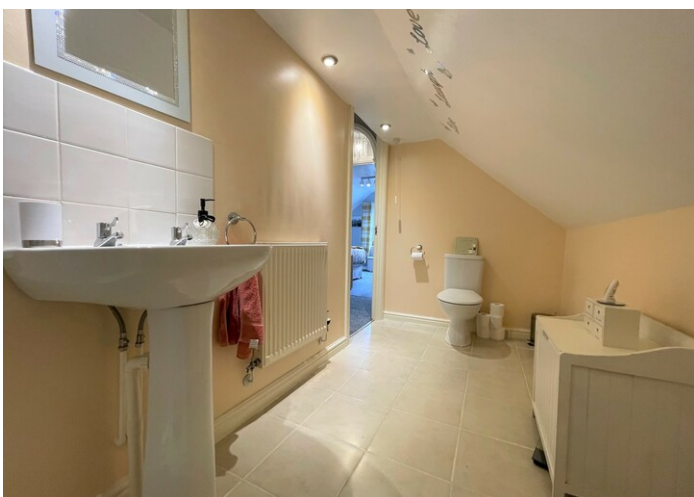
3.50 m x 3.20 m

Smooth emulsion ceiling and walls. Carpet flooring. Radiator. Power points. UPVC window to the front with stunning views over the mountainside

## BEDROOM 3

3.90 m x 2.80 m

Smooth emulsion ceilings and walls. UPVC window to the side. Built in wardrobes. Radiator. Power points. Carpeted flooring





## FIRST FLOOR SHOWER ROOM

4.00 m x 1.60 m

Smooth ceiling with spotlights. Emulsion walls. Radiator. 3 piece white suite comprising fully tiled freestanding shower. WC and wash hand basin with tiled splashback



## EXTERIOR

The property has tiered gardens front and rear. The property benefits from sensored lights all around to include the front steps. The front garden has mature shrubs either side of the steps. Useful block built and rendered storage shed on top tier

The rear garden has a sunny aspect with steps to the first tier. Relaxing area to sit and relax in the summer months. Artificial grass and wooden balustrades. Featuring an outdoor bar perfect for summer BBQ's and entertaining friends. Gate to the next tier which gives direct access to country walks and will take you to Dare Valley Country Park.









#### Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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## EPC

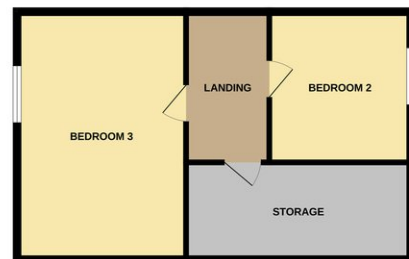
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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01443 476419  
[info@tsamuel.co.uk](mailto:info@tsamuel.co.uk)  
<https://www.tsamuel.co.uk/>