



**Tan Y Bryn Gardens,
Llwydcoed, Aberdare, CF44
0TQ**

**FOR SALE
£310,000**



- **DETACHED**
- **THREE BEDROOMS**
- **GARAGE WITH DRIVEWAY**



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Property Description

We are pleased to present this beautifully maintained and spacious three-bedroom detached home, located on the highly regarded Tan y Bryn Gardens development in Llwydcoed.

Constructed by well-respected local developers WDL Homes, the property offers contemporary living with well-proportioned accommodation throughout. It further benefits from a private rear garden, garage and off-road parking, making it an excellent choice for families and professionals seeking a modern home in a convenient and popular location.

The accommodation is well planned and briefly comprises a welcoming entrance hall, downstairs WC, spacious lounge with access to the rear garden, and a modern fitted kitchen/dining room with integrated appliances and ample space for family dining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from an attractive frontage with driveway parking and established shrubs, along with a further side garden finished with decorative stone chippings. To the rear, the garden is designed for low-maintenance living and features a patio seating area which borders the artificial lawn and decked section, creating well-defined zones ideal for relaxing, dining and entertaining. The garden is enclosed and enjoys a good degree of privacy, with side gated access and a garage which can also be accessed via a uPVC door from the rear garden.

Conveniently located, the property is within walking distance of a local convenience store, while Aberdare town centre, with its range of shops, services and amenities, is just a short drive away.

ENTRANCE HALL

Entered via a composite front door, the welcoming entrance hall offers a bright and contemporary first impression. Featuring a smooth plastered ceiling with decorative coving, smooth painted walls and stylish tiled flooring, the space is both practical and attractive. A radiator provides warmth, whilst power points offer convenience. Stairs rise to the first-floor accommodation, with doors leading to the downstairs WC, lounge and kitchen.



DOWNSTAIRS W.C.

1.47 m x 1.05 m

Fitted with a two-piece suite comprising a low-level WC and wash hand basin with tiled splashback. The room features smooth painted walls, a smooth plastered ceiling and an extractor fan. A radiator provides warmth, whilst the tiled flooring continues seamlessly from the entrance hall, enhancing the sense of flow throughout the ground floor.



LOUNGE

5.45 m x 3.93 m

A spacious and well-presented dual-aspect reception room featuring a smooth plastered ceiling with decorative coving, smooth painted walls and attractive laminate flooring. The room benefits from a radiator and multiple power points. A uPVC window to the front elevation allows for plenty of natural light, whilst uPVC French doors to the rear provide direct access to the garden and further enhance the bright and airy feel of the space. A door also leads to a useful under-stairs storage area.



KITCHEN DINER

5.71 m x 3.32 m

A spacious and well-appointed kitchen/dining room fitted with a comprehensive range of contemporary two-tone wall and base units with complementary work surfaces. Integrated appliances include a dishwasher, washing machine and fridge freezer, whilst a built-in oven and hob with extractor hood over provide a practical cooking space. A stainless steel sink unit with drainer completes the kitchen area. The room features a smooth plastered ceiling with recessed spotlights, smooth painted walls and tiled flooring which continues seamlessly from the entrance hall. Further benefits include a radiator and ample power points. The generous layout provides excellent space for a dining table and chairs, making this an ideal area for both everyday family living and entertaining. Natural light floods the room through uPVC windows to the front, side bay and rear elevations, with a uPVC door providing access to the outside.



LANDING

A bright and airy landing featuring a smooth plastered ceiling, smooth painted walls and fitted carpet flooring. The landing benefits from a radiator and provides access to the loft space. A useful storage cupboard offers additional practicality, whilst doors lead to the three bedrooms and family bathroom. A uPVC window to the rear elevation allows for natural light to fill the space.

BATHROOM

2.11 m x 1.89 m

Fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin. The room features a smooth plastered ceiling with recessed spotlights, fully tiled walls and laminate flooring, creating a stylish and easy-to-maintain finish. Further benefits include a radiator and a uPVC window to the rear elevation with obscured glazing, providing both natural light and privacy.



BEDROOM 1

3.54 m x 2.99 m

A generously proportioned principal bedroom featuring a smooth plastered ceiling, smooth painted walls and fitted carpet flooring. The room benefits from a radiator and ample power points, whilst mirrored fitted wardrobes provide excellent storage and enhance the sense of space. A uPVC window to the front elevation allows for plenty of natural light. A door leads through to the en-suite shower room.



EN-SUITE

2.85 m x 1.51 m

Fitted with a three-piece suite comprising a large shower enclosure, low-level WC and wash hand basin. The room features a smooth plastered ceiling, tiled walls and laminate flooring, creating a modern and practical finish. Further benefits include a radiator and a uPVC window to the rear elevation with obscured glazing, allowing for natural light whilst maintaining privacy.



BEDROOM 2

3.13 m x 2.88 m

A well-proportioned double bedroom featuring a smooth plastered ceiling, smooth painted walls and fitted carpet flooring. The room benefits from a radiator, ample power points and a uPVC window to the front elevation, providing good natural light.

BEDROOM 3

2.91 m x 2.29 m

A well-proportioned third bedroom which is a double in size, featuring a smooth plastered ceiling, smooth painted walls and fitted carpet flooring. The room benefits from a radiator, ample power points and a uPVC window to the front elevation, providing natural light.

EXTERIOR

To the front of the property, there is an attractive and well-maintained frontage with a driveway positioned to the side in front of the garage, providing convenient off-road parking. The frontage is enhanced by established shrubs, adding kerb appeal. A further side garden area is finished with decorative stone chippings, offering a smart, low-maintenance space.

To the rear, the garden is designed for low-maintenance living and features a patio seating area which borders the artificial lawn and decked section, creating well-defined zones ideal for relaxing, dining and entertaining. The garden is enclosed and offers a good degree of privacy, making it suitable for families and professionals alike. Further benefits include side gated access. The garage can also be accessed via a uPVC door from the decked area, providing practical additional access and storage.







EPC

FLOORPLAN



Misdescriptions Act 1991

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