

4 Bed Detached In Sycamore Close Landare, Aberdare, CF44 8YD £285,000





SHORT DESCRIPTION

Property Ref: 14957 3 Bedroom House (Detached) with studio apartment (Detached) NO ONWARD CHAIN. Sycamore Close, Landare, Aberdare. Lovely three-bedroomed detached house with separate studio apartment. The property boasts a well-established mature front garden together with private rear patio area .Upon entering the property you are welcomed by an entrance hall that leads to a bright and airy lounge,diner complete with downstairs wc. A separate modern fitted kitchen completes the ground floor .The first floor features three bedrooms and a modern shower room .The property benefits from gas central heating and double-glazed windows. To the rear there is a newly completed unused studio apartment which boasts a walk in wheelchair accessible wet-room and kitchen offering flexibility for self- contained living or indeed potential lucrative holiday let given the close proximity to Brecon Beacons National Park, Waterfall country, Zip World and Bike Park Wales. There is off-road parking available for up to three cars along with a car-port and detached garage . Ideally situated within easy walking distance of local schools and Aberdare, Dare valley parks. The property is located on a quiet cul-de- sac with no through traffic. In summary, this well presented detached house on Sycamore Close is a wonderful opportunity for anyone seeking a comfortable family home offering off-road parking and garage together with the flexibility for extended family living or potential business opportunity in a sought after location. Entrance Hall Stairs to first floor. Radiator. Lounge,Dining Room 7m x 3.7m Upvc double glazed window to front aspect. 3 Radiators. Under stairs storage. Fitted Kitchen 3.2m x 2.2m max Upvc double glazed window to rear aspect. Modern wall and base units, stainless steel sink unit. Radiator Landing Airing cupboard with gas boiler serving hot water and heating system. Bedroom 1 3.9m x 2.7m Radiator. Upvc double glazed window to front aspect. Bedroom 2 3.9m x 2.7m max Radiator. Upvc double glazed window to rear aspect. Bedroom 3 2.3m max x 3.1m max Radiator. Upvc double glazed window to front aspect. Storage cupboard. Shower Room Modern suite in white comprising shower enclosure, vanity wash hand basin and w.c., upvc double glazed window to rear aspect. Outside Driveway with car port of- road parking to Garage. Front mature gardens laid to lawn with rear paved area Studio Apartment Fitted kitchen, radiator upvc windows,door to front aspect. Fitted kitchen Studio apartment wet room Double doors wheelchair accessible with towel radiator and w,c hand basin and shower curtain Property Type- Detached Full selling price- £295000.00 Pricing Options- Offers Over Tenure- Freehold Council tax band- C EPC rating- C Measurement- 764.238 sq.ft. Outside Space- Front Garden, Patio Parking- Garage, Covered, Off-street Heating Type- Gas Central Heating Chain Sale or Chain Free- Chain Free Possession of the property- Self-Occupied... -----

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

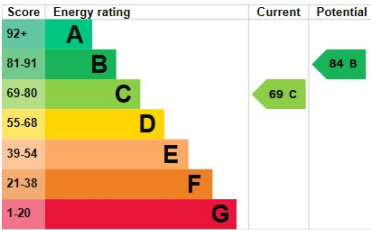
Property type	Detached house
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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