



HOLLY DRIVE, CWMDARE, ABERDARE

SSTC

£269,995 Freehold

We are pleased to offer for sale this brick build detached 4 bedroom home in the highly desirable village of Cwmdare, perfectly positioned for the Dare Valley Country Park. The property is set within a private and quiet cul de sac close to local shops, schools and amenities.

- 4 BEDROOMS
- BEAUTIFULLY PRESENTED
- CLOSE TO SHOPS AND AMENITIES
- CONSERVATORY
- DETACHED PROPERTY
- DOUBLE GLAZING
- DRIVEWAY AND GARAGE

We are pleased to offer for sale this brick build detached 4 bedroom home in the highly desirable village of Cwmdare, perfectly positioned for the Dare Valley Country Park. The property is set within a private and quiet cul de sac close to local shops, schools and amenities.

The property has been modernised over recent years and benefits from a spacious kitchen/diner, large lounge, conservatory, ample off road parking and a generous sized integral garage.

The property also benefits from uPVC double glazing, gas central heating, front, side and rear gardens and exceptional open aspect views.

Property Comprises: Hallway, Lounge, Bathroom, 2 Bedrooms, Dining Area, Kitchen/Diner, Conservatory, First Floor Landing, 2 Further Bedrooms.

Council Tax Band: E (Rhondda Cynon Taff County Borough Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

HALLWAY

Emulsion walls and ceiling, fitted carpet, radiator, power points.

LOUNGE

w: 3.76m x l: 6.78m (w: 12' 4" x l: 22' 3")

Emulsion walls and ceiling, fitted carpet, 2 radiators, 2 windows to front.

BATHROOM

3 piece bath suite in white, emulsion walls and ceiling, tiled splash backs, window to side, radiator.

BEDROOM 1

w: 2.77m x l: 3.54m (w: 9' 1" x l: 11' 7")

Emulsion walls and ceiling, fitted carpets, window to rear, fitted wardrobes, built in wardrobes.

BEDROOM 2

w: 2.59m x l: 3.37m (w: 8' 6" x l: 11' 1")

Emulsion walls and ceiling, fitted carpet, power points, fitted wardrobes, window to rear.

DINING ROOM

w: 2.24m x l: 3.29m (w: 7' 4" x l: 10' 10")

Emulsion walls and ceiling, fitted carpet, power points, radiator, stairs to first floor.

KITCHEN/DINER

w: 2.93m x l: 4.48m (w: 9' 7" x l: 14' 8")

Emulsion walls and ceiling, laminate floor, power points, radiator, fitted base and wall units in high gloss, cream, gas hob and electric oven, window to side, window and door to rear.

CONSERVATORY

w: 2.32m x l: 3.1m (w: 7' 7" x l: 10' 2")

Upvc window and door, radiator, laminate floor, patio door.

LANDING

Emulsion walls and ceiling, carpet.

BEDROOM 3

w: 3.01m x l: 3.7m (w: 9' 11" x l: 12' 2")

Emulsion walls and ceiling, fitted carpet, power points, radiator, built in wardrobe, window to front.

BEDROOM 4

w: 1.67m x l: 4.01m (w: 5' 6" x l: 13' 2")

Emulsion walls and ceiling, fitted carpet, power points, radiator, window to rear.

ENSUITE

3 piece shower facilities and tiled walls, emulsion ceiling, cushion floor, window to rear.

GARAGE

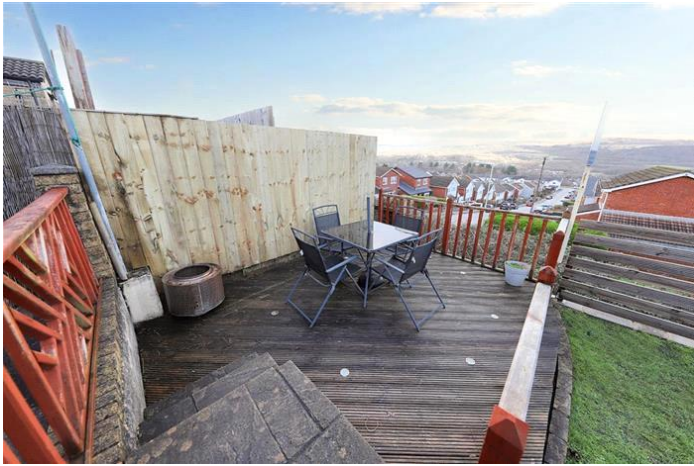
w: 2.94m x l: 5.18m (w: 9' 8" x l: 17')

Integral garage with roller shutter door.

GARDEN

Front, side and rear gardens laid to lawn with paved patio, decked area, mature shrubs and driveway.

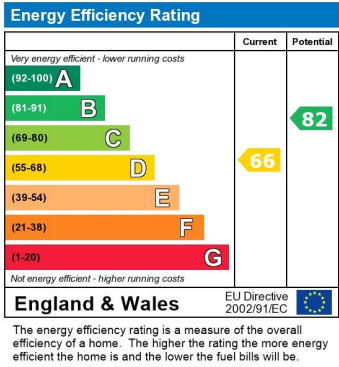
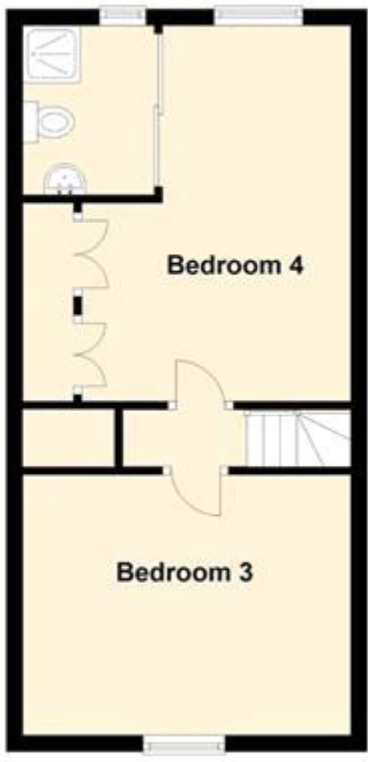




Ground Floor



First Floor



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.