



Plas-newydd Isa, Aberdare, CF44 0YP  
£369,500

**Manning**  
Estate Agents  
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\*\* Executive style house\*\* Exceptionally well presented newly built spacious 4 bedroom detached family house \*\* Situated on the edge of the much sought after village of Llwydcoed \*\* Flexible family accommodation with fabulous upstairs open plan living/kitchen and dining accommodation and ground floor bedrooms \*\* ample off road parking and garage \*\* underfloor heating \*\* Ground floor 2 en-suite shower rooms, 4 bedrooms, main bathroom and utility room \*\* Gardens and Garage with ample off road parking \*\*

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### Entrance hall

Glass balustrade staircase with access to ground floor. High gloss tiled floor. Oak doors to all principle rooms, Door to garage. Composite front door. Upvc double glazed window to front aspect. Underfloor heating.

### Cloakroom

Upvc double glazed window to front aspect. Vanity wash hand basin. w.c., tiled floor and splash back areas. Underfloor heating.

### Sitting room/study

Upvc double glazed window to front aspect. Wooden floor. Underfloor heating.

### Kitchen/diner/sitting room

Lshaped room 27'5' x 21'9' (Lshaped room 8.36m x 6.63m)

With a modern range of wall and base units incorporating Neff oven and microwave, induction hob, extractor fan, wine cooler, Space for American Fridge/freezer. Breakfast bar. Tiled floor. Granite worktop surfaces. Central Island. Underfloor heating. Upvc double glazed window and patio windows to rear aspect. Juliet balcony enjoying views. Contemporary scan wood burning stove.

### Lower ground floor hallway

High gloss tiled floor. Underfloor heating. Oak doors to all principle rooms.

### Utility room

5' x 7'3 (1.52m x 2.21m)

Upvc double glazed door to rear garden. Modern wall and base units stainless steel sink unit, provision for plumbed in washing machine. Tiled floor. Underfloor heating.

### Bathroom

Modern suite in white comprising spa bath, shower cubicle, vanity unit with his and hers wash hand basins. Matching wall mounted storage cupboards. Illuminated wall mounted mirror. Heated towel rail. Tiled floor. Tiled walls. Upvc double glazed window to rear aspect. Underfloor heating.

### Bedroom 1

17'3' x 14'6' (5.26m x 4.42m)

Upvc double glazed patio windows to rear garden. Underfloor heating. Laminated floor.

### Master en-suite shower room

Modern suite in white comprising shower cubicle. Vanity wash hand basin, w.c., tiled floor and tiled walls. Illuminated wall mirror. Heated towel rail.

### Bedroom 2

9'8' x 11'3' min 14'10 max (2.95m x 3.43m min 4.52m max)

Upvc double glazed window to side aspect. Underfloor heating. Laminated floor.

### En-suite shower room

With modern white suite comprising shower cubicle, vanity wash hand basin and w.c., Illuminated wall mirror. Tiled walls and floor. Heated towel rail. Underfloor heating.

### Bedroom 3

10'2' x 10'6' (3.10m x 3.20m)

Upvc double glazed window to rear garden aspect. Laminated floor. Underfloor heating.

### Bedroom 4

11'3' x 13'6' (3.43m x 4.11m)

Upvc double glazed window to rear garden aspect. Laminated floor and underfloor heating.

### Garage

17'3' x 14'9' max (5.26m x 4.50m max)

Remote control roller shutter doors. Gas boiler. Power and light connected.

### Outside

Front off road parking and garage. Enclosed private rear garden with paved patio and lawn.





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