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32 Cenarth Drive
Aberdare, CF44 0NH

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32 Cenarth Drive

Guide Price £510,000

A substantial five double bedroom, four reception room, detached selfbuild executive family home, situated in a sought after, elevated position enjoying far-reaching views.

Modern detached Selfbuild executive family home

Spacious living and bedroom accommodation ideal for a large or extended family

Highly sought after elevated location, enjoying far-reaching views

Well presented accommodation throughout

Enclosed landscaped rear garden bordering woodland

Detached garage/workshop

Four reception rooms plus a kitchen/breakfast room

Utility room and ground floor cloakroom

Five double bedrooms. Bedroom one with walk-in wardrobe plus ensuite bathroom

Large second floor Landing/reception room





This substantial four reception room, five double bedroom, detached executive family home is offered to the market for only the second time since its construction in 2004. The property offers well presented accommodation throughout and is ideal for a large or extended family. It is situated in a sought-after location enjoying panoramic views across the valley to front.

The accommodation briefly comprises of an L-shaped ENTRANCE HALL, with stairs to first floor with under stairs storage cupboard. A walk-in cloaks storage cupboard with fitted hanging hooks and shelf space, plus a ground floor CLOAKROOM housing a white two piece suite. Glazed double doors from the entrance hall lead into the LOUNGE (19'7" widening to 21'9" x 12'1"), which is a spacious reception room with box bay window to front enjoying far-reaching views. The room has engineered oak wood flooring plus an electric feature fire. The STUDY (9'5" x 11'7") is also located at the front of the property, enjoying same views as the lounge. The KITCHEN/ BREAKFAST

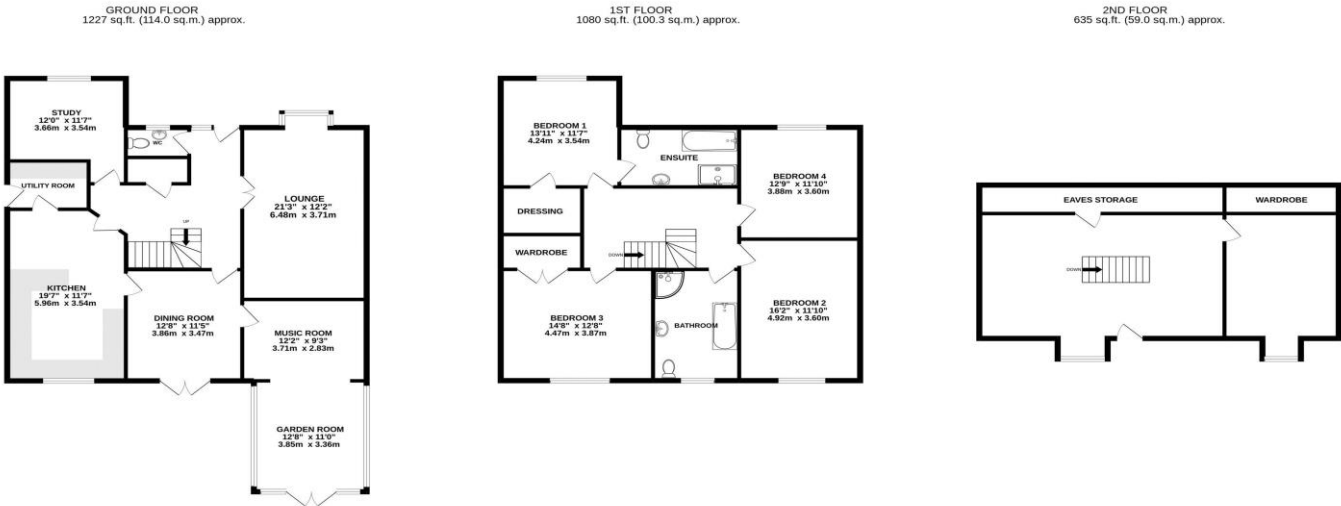
ROOM (19'7" x 11'7") offers an extensive range of cherry wood effect, base, wall mounted and island unit, with worksurfaces extending to a breakfast bar area, integrated dishwasher, space and plumbing for a range cooker and an American style fridge/freezer. Doors from the kitchen lead into the utility room and dining room. UTILITY ROOM (5'6" x 8'), with pedestrian door to the side driveway offers a range of base and wall mounted units and houses a gas fired central heating boiler, plus space and plumbing for white goods. The DINING ROOM (12'8" x 11'5") also accessed directly from the entrance hall, has French doors giving access and views into the rear garden. Off the dining room is a MUSIC ROOM (12'2" x 9'3") which in turn leads into the GARDEN ROOM (12'8" x 11') which benefits from windows to three aspects and French doors leading to the rear garden.

The first floor LANDING (15'3" x 7'11") gives access to 4 generous double bedrooms and family bathroom. Bedrooms 1 and BEDROOM 4 (11'11" x 12'7") are located at the front of the property enjoying far-reaching views. BEDROOM 1 (11'7" x 13'11") benefits from a walk in wardrobe with extensive fitted

hanging and shelf space. It also benefits from a large EN-SUITE BATHROOM (7'8" x 11'7"), housing a white four piece suite which includes panel bath plus shower cubicle. The room has perspex marble effect tiling to all walls. BEDROOM 2 (11'11" x 12'7") and BEDROOM 3 (12'8" x 14'8") enjoy views over the rear garden and into the woodland beyond. Bedroom 3 benefits from double doors into built-in wardrobe cupboard. The FAMILY BATHROOM (12'7" x 8'5") offers a white four piece suite which includes a larger Jacuzzi panel bath, corner shower cubicle with mains shower fitted, sink unit with storage space below and a low-level WC.

The second floor has a large LANDING/RECEPTION ROOM (24'6" x 14'3") and a further double BEDROOM 5 (14'3" x 11'2" into dormer), the space will be ideal for an old a teenager or persons working from home. Both rooms benefit from large dormer windows to rear aspect. The landing/reception room gives access into eaves storage space. Bedroom five benefits from built-in wardrobe cupboard.

Outside the front and side is a brick pavia driveway offering off-road parking space for several vehicles. Beyond the driveway is a detached garage/workshop which has a single up and over door from the driveway plus pedestrian door into the garden. It benefits from power and lighting. To the rear is a large flagstone laid patio which extends from the rear of the property with steps leading up to a lawned garden. Beyond the rear boundary is Woodland.



TOTAL FLOOR AREA : 2941 sq.ft. (273.3 sq.m.) approx.
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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Directions

Travelling north along the A470, At the first roundabout take the first exit left signposted Mountain Ash and Aberdare. Continue along this road passing through two sets of traffic lights. Proceed over two roundabouts signposted Abernant. At the Texaco Petrol station turn right, onto Well Place and proceed onto Aberdare Road. Turn left on Llangorse Road and proceed up the hill passing the primary school, as the road bears left, proceed straight ahead onto Cenarth Drive. No. 32 will be found on the high hand side after approximately 150 yards.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating C

Viewing strictly by
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

