



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Trewaun

Hirwaun, Aberdare, CF44 9HN

£189,995



Situated in Trewaun, Hirwaun, Aberdare, this delightful semi-detached house offers a perfect blend of modern living and convenience. With three generous bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The modern design of the home ensures a comfortable and stylish atmosphere throughout. The bathroom is well-appointed, catering to the needs of the household with ease. One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a significant advantage in today's busy world.

The location is excellent, with easy access to local amenities, making daily errands and leisure activities a breeze. Additionally, the property boasts a substantial summerhouse, which presents a fantastic opportunity for various uses, whether as a home office, a playroom, or a creative space.

This semi-detached house in Trewaun is not just a home; it is a lifestyle choice that combines comfort, space, and convenience in a sought-after area. Do not miss the chance to make this wonderful property your own.



**Entrance Hall**

UPVC double glazed door to front. Radiator.

**Living Room 19'03 x 14'11 (5.87m x 4.55m )**

UPVC double glazed window to front. Radiator. Wall mounted electric fire.

**Dining Area 19'03 x 14'11 (5.87m x 4.55m )**

UPVC double glazed window to front. Radiator.

**Kitchen 9'06 x 7'09 (2.90m x 2.36m)**

UPVC double glazed window to side. Integrated fridge/freezer. Electric oven. Gas hob.

**Bathroom 7'11 x 5'06 (2.41m x 1.68m )**

UPVC double glazed window to rear. Bath with shower. Vanity handwash basin. W.C.

**Utility Room**

With power and light.

**Porch**

Porch to rear with UPVC double glazed door with access to garden.

**Landing**

UPVC double glazed window to rear. Attic trap.

**Bedroom 1 11'11 x 8'02 (3.63m x 2.49m )**

UPVC double glazed window to rear. Radiator.

**Bedroom 2 11'02 x 10'07 (3.40m x 3.23m)**

UPVC double glazed window to front. Radiator.

**Bedroom 3 10'09 x 6'09 (3.28m x 2.06m)**

UPVC double glazed window to front. Radiator.

**Outside**

Block paving to front. Off-road parking. Summerhouse with power and light and additional storage. Outside tap. Patio area.

**Disclaimer**

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

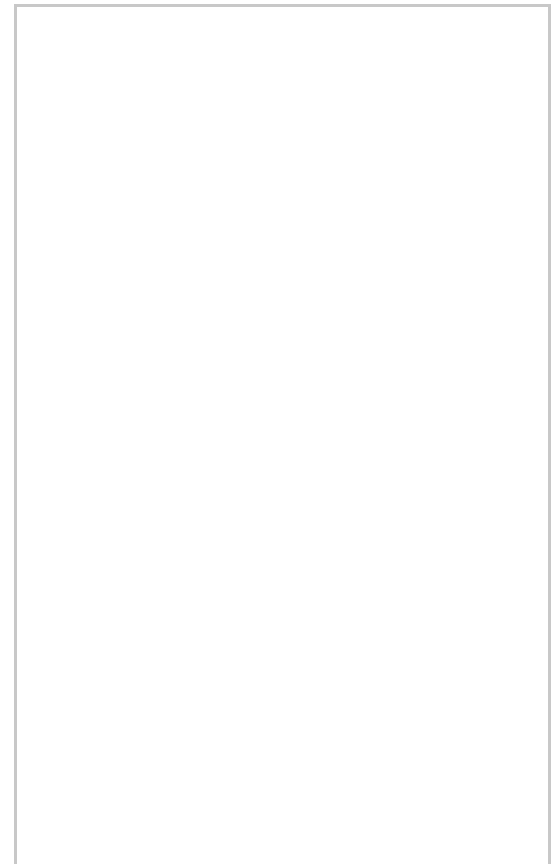
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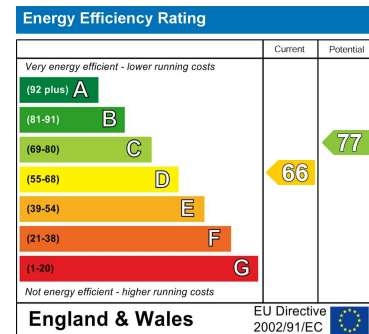
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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