



## Hillcrest Avenue

Aberdare, CF44 6YH

£172,000



Hillcrest Avenue in Aberdare, this delightful two-bedroom semi-detached bungalow with large attic space, offers a perfect blend of comfort and style. The property features a spacious reception room, ideal for relaxation and entertaining, and a well-appointed bathroom complete with an integrated shower for your convenience. One of the standout features of this bungalow is the large attic space, which is complemented by a walk-in wardrobe, providing ample space for your belongings and ensuring a clutter-free environment.

Situated in an elevated position, the property boasts exceptional views across the valley, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home. The exterior of the property is equally appealing, with a driveway leading to a single garage, providing secure parking and additional storage options.

The front and rear gardens enhance the outdoor living experience, with the rear garden featuring low-maintenance artificial grass and a lovely decking area, perfect for alfresco dining or simply soaking up the sun.

With its desirable location, this semi-detached bungalow is an excellent opportunity for those seeking a comfortable and picturesque living space in Aberdare. Don't miss the chance to make this charming property your own.



**Lounge 16'4x14'8 (4.98mx4.47m)**

**Fitted kitchen diner 16'4 x 9'10 (4.98m x 3.00m)**

**Bedroom one 10'7 x 10'3 (3.23m x 3.12m)**

**Bedroom two 10'3 x 10'3 (3.12m x 3.12m)**

**Bathroom 6'7 x 7'8 (2.01m x 2.34m)**

**Staircase to attic space**

**Attic space with velux windows 22'5 x 9'5 x 11'7 (6.83m x 2.87m x 3.53m)**

**Walk-in wardrobe**

### **Outside**

Front and rear gardens. Driveway and single garage.

### **Disclaimer**

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The Property Misdescription Act 1991

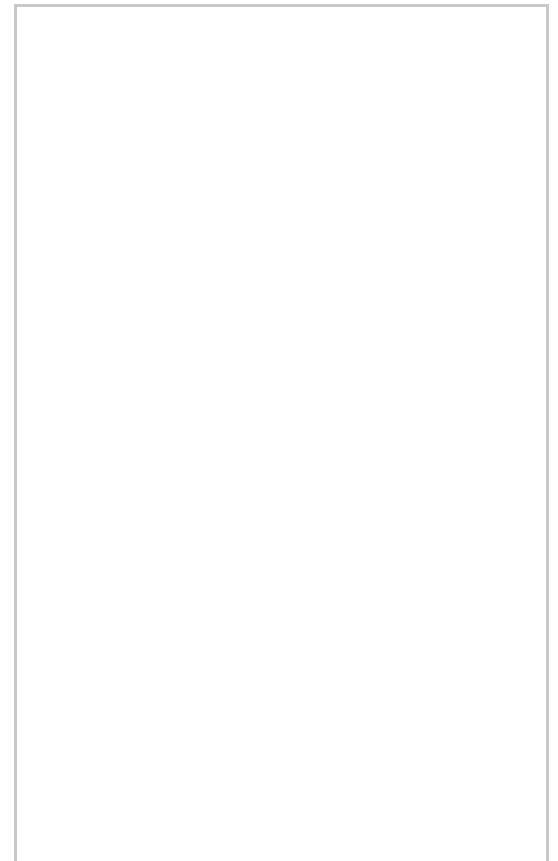
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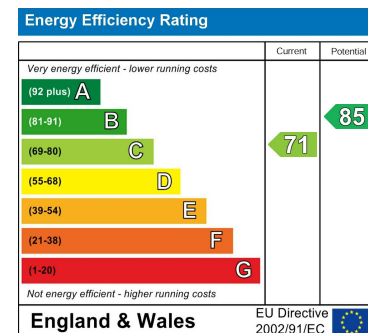
### **Area Map**



### **Floor Plans**



### **Energy Efficiency Graph**



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