



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Tudor Avenue

Hirwaun, Aberdare, CF44 9TY

£169,995



Nestled in the charming area of Tudor Avenue, Hirwaun, Aberdare, this delightful end-terrace house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the outside summerhouse, which presents a versatile opportunity for additional living space or a dedicated office, catering to the needs of today's lifestyle.

Situated in a location with excellent transport links, residents will benefit from easy access to local amenities and the surrounding areas. This property is not just a house; it is a home that offers the potential for a fulfilling lifestyle in a friendly community. Whether you are looking to settle down or invest, this end-terrace house on Tudor Avenue is a wonderful opportunity not to be missed.



Entrance Hall

UPVC front door. Radiator.

Living Room 1 11'10 x 11'05 (3.61m x 3.48m)

UPVC double glazed bay window to front. Radiator.

Dining Area 12'04 x 11'03 (3.76m x 3.43m)

Understair storage. Radiator. Log Burner.

Kitchen 15'10 x 9'01 (4.83m x 2.77m)

UPVC double glazed window to side. Gas hob and oven. Radiator.

Utility Room

UPVC double glazed door to rear. Sink.

Bathroom 10'00 x 6'11 (3.05m x 2.11m)

UPVC double glazed window to rear. Bath. Separate shower. Radiator. handwash basin. W.C.

Landing

Access to loft.

Bedroom 1 15'03 x 9'11 (4.65m x 3.02m)

UPVC double glazed window to front x2. Radiator.

Bedroom 2 10'06 x 9'07 (3.20m x 2.92m)

UPVC double glazed window to side. Radiator.

Bedroom 3 9'00 x 6'02 (2.74m x 1.88m)

UPVC double glazed window to rear. Radiator.

Bedroom 4 9'06 x 9'04 (2.90m x 2.84m)

UPVC double glazed window to rear. Radiator.

Outside

Side access. Summerhouse with power and light. Patio. Storage shed.

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

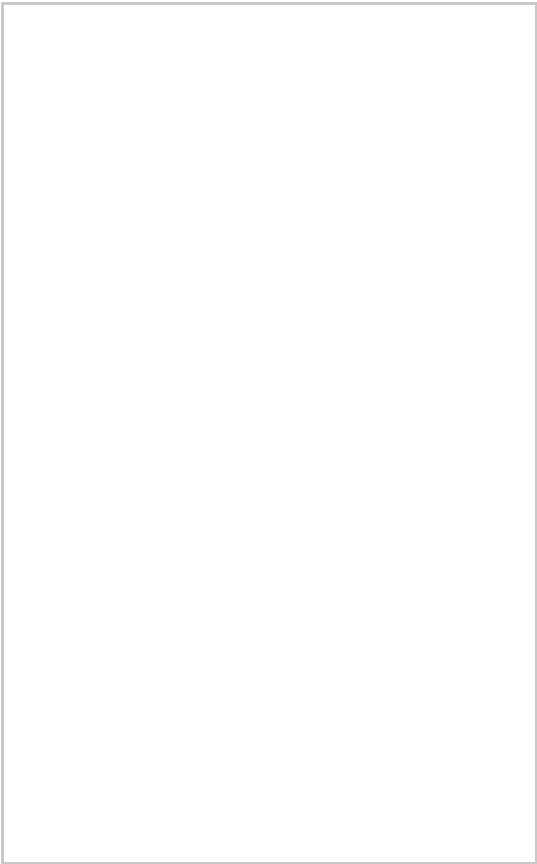
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

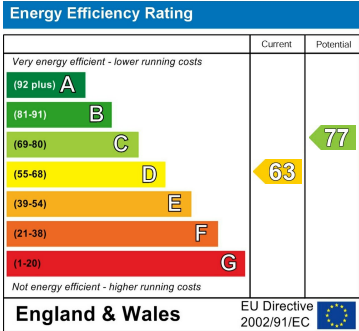
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.