



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Fair View

Hirwaun, Aberdare, CF44 9SA

£209,995



Situated in the desirable residential estate of Fair View, Hirwaun, this well-presented semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms and a modern bathroom, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge/diner, featuring patio windows that open up to the good-sized, level rear garden. This space is perfect for entertaining or simply enjoying a quiet evening at home. The modern fitted kitchen is both functional and stylish, catering to all your culinary needs. Additionally, a convenient downstairs w.c. enhances the practicality of the layout.

The first floor comprises three bedrooms, each offering ample natural light and comfort. The modern upstairs bathroom, providing a relaxing space to unwind after a long day. Fitted carpets throughout the home add a touch of elegance, while gas central heating and double-glazed windows ensure warmth and energy efficiency.

Outside, the property boasts a front garden and ample off-road parking leading to a garage, making it easy to accommodate vehicles. The location is particularly appealing, with easy access to the village of Hirwaun, local schools, and the stunning Brecon Beacons National Park just a short drive away.

This semi-detached house is a wonderful opportunity for those looking to settle in a charming community with good amenities and beautiful natural surroundings.



Entrance Hall

Fitted carpet. Stairs to first floor. Radiator. Composite front door. Understairs storage cupboard.

Downstairs W.C.

With w.c., and wash hand basin. Radiator.

Lounge/Dining Room 22' x 13'10 (6.71m x 4.22m)

2 x radiators. Upvc double glazed window to front aspect. Double glazed patio windows to rear aspect.

Fitted Kitchen 9'7 x 8'6 (2.92m x 2.59m)

With a modern range of wall and base units incorporating stainless steel sink unit, electric oven and hob, vertical radiator. Double glazed windows to rear aspect. Door to rear garden. Tiled flooring.

Landing

Double glazed window. Cupboard housing gas boiler serving hot water and heating system.

Bedroom 1 11'3 x 11'8 (3.43m x 3.56m)

Upvc double glazed window to rear aspect. Carpet to floor. Radiator.

Bedroom 2 10'3 x 10'7 (3.12m x 3.23m)

Double glazed window to front aspect. Radiator. Carpet to floor.

Bedroom 3 8'2 x 8'9 (2.49m x 2.67m)

Double glazed window to rear aspect. Carpet to floor. Radiator.

Bathroom 6'5 x 7'4 (1.96m x 2.24m)

Modern suite in white comprising bath, wash hand basin and w.c., shower over bath. Chrome heated towel rail.

Garage

Outside

Driveway with ample off road parking.

Front and rear garden

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

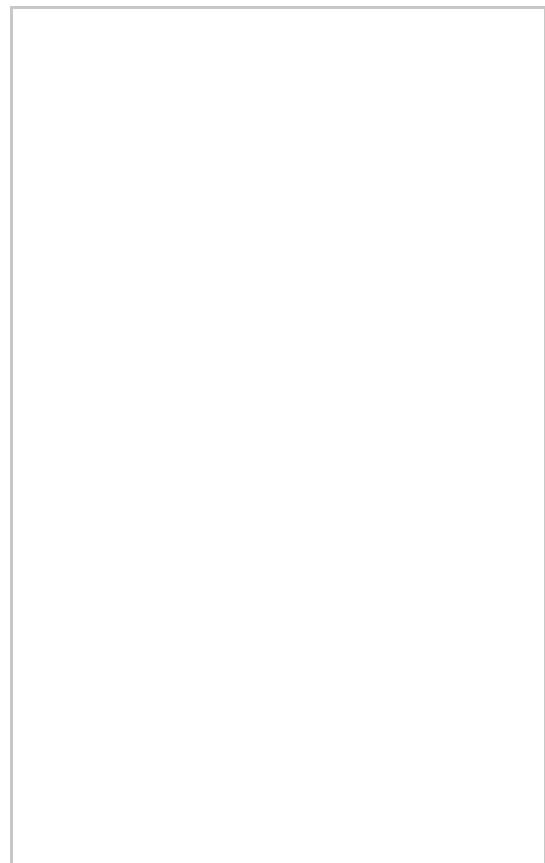
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

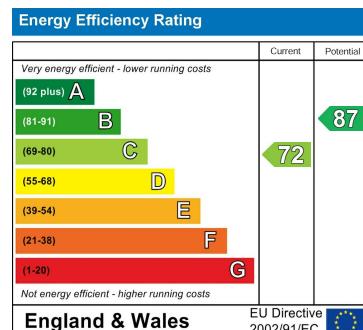
Area Map



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.