



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Llys Cynon

Hirwaun, Aberdare, CF44 9PR

Offers Over £250,000



Located in the tranquil area of Llys Cynon, Hirwaun, Aberdare, this charming detached house offers a perfect blend of comfort and serenity. With three generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two modern bathrooms add convenience to daily living.

One of the standout features of this home is its beautiful and peaceful views overlooking green fields, creating a picturesque backdrop that enhances the overall appeal of the property. The spacious layout allows for a comfortable lifestyle, making it an ideal choice for families or those seeking a bit more room to breathe.

Additionally, the property includes parking for two vehicles, ensuring that you and your guests have easy access. This delightful home is not just a place to live; it is a sanctuary where you can enjoy the beauty of nature while being conveniently located near local amenities. If you are looking for a spacious and inviting home in a serene setting, this property is certainly worth considering.



Entrance Porch

Composite front door.

Entrance Hall

Radiator. Storage.

Reception Room 1/ Study 16'01 x 8'01 (4.90m x 2.46m)

UPVC double glazed window to front. Radiator.

Reception Room 2 15'04 x 11'03 (4.67m x 3.43m)

UPVC double glazed patio doors to rear. Radiator.

Kitchen Diner 15'05 x 11'03 (4.70m x 3.43m)

UPVC double glazed window to front. Provisions for fridge/freezer/washer/dryer. Radiator.

Conservatory 11'04 x 9'06 (3.45m x 2.90m)

UPVC double glazed. Radiator.

Cloakroom 5'09 x 3'11 (1.75m x 1.19m)

UPVC double glazed window to front. W.C. Handwash basin. Radiator.

Landing

Attic trap.

Bedroom 1 11'11 x 11'05 (3.63m x 3.48m)

UPVC double glazed window to front. Radiator.

Bedroom 2 13'09 x 8'03 (4.19m x 2.51m)

UPVC double glazed window to front. Radiator.

Bedroom 3 14'00 x 11'04 (4.27m x 3.45m)

UPVC double glazed window to side. Radiator.

Bathroom 11'04 x 5'06 (3.45m x 1.68m)

Skylight. Corner bath. Handwash basin. Heated towel rail. W.C.

Outside

Driveway. Lawn. Gravel.

Disclaimer

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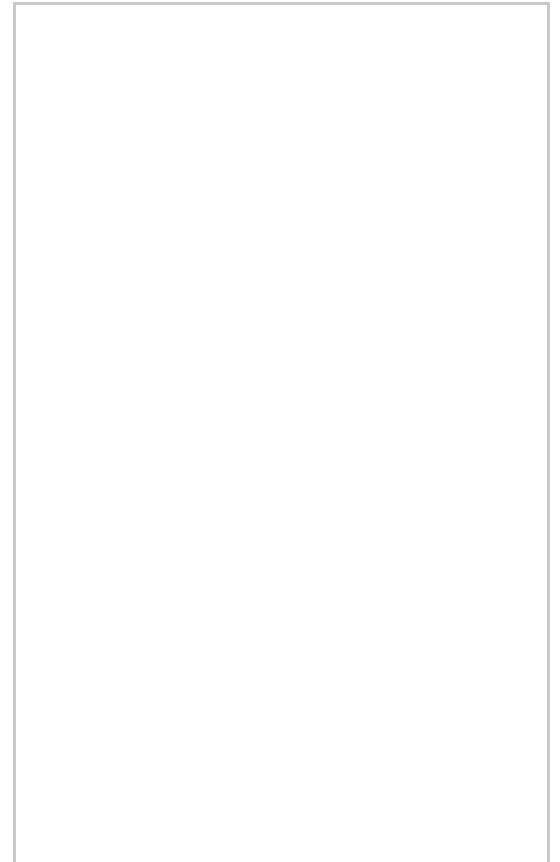
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 