



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Cefndon Terrace

Hirwaun, Aberdare, CF44 9TE

£164,995



Located in the charming area of Hirwaun, Aberdare, this delightful semi-detached house on Cefndon Terrace offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The three good sized bedrooms are ideal for families or those seeking extra room for guests or a home office.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the spacious garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the off-road parking accommodates up to two vehicles, making it a practical choice for families or those with multiple cars.

For those who require easy access to transport links, this property is well-positioned with excellent connections to major roads, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

In summary, this semi-detached house in Hirwaun is a fantastic opportunity for anyone looking for a comfortable family home with ample space, a lovely garden, and convenient parking. Don't miss the chance to make this charming property your own.



Entrance Porch

UPVC sliding doors to front. Internal UPVC double glazed door. Radiator. Understairs storage.

Living Room 11'00 x 13'00 (3.35m x 3.96m)

UPVC double glazed window to front. Back boiler housing hot water heating.

Dining Room 9'07 x 10'07 (2.92m x 3.23m)

UPVC patio doors to rear. Radiator

Kitchen 10'08 x 7'04 (3.25m x 2.24m)

UPVC door to side and UPVC double glazed window to rear. Electric hob. Integrated microwave/oven. Integrated fridge and freezer. Integrated washing machine.

Landing

UPVC double glazed window to side. Loft access.

Family Bathroom

UPVC double glazed window to rear. Heated towel rail. Vanity unit with handwash basin and WC. Shoer.

Bedroom 1 13'00 x 10'06 (3.96m x 3.20m)

UPVC double glazed window to front. Radiator.

Bedroom 2 10'06 x 10'08 (3.20m x 3.25m)

UPVC double glazed window to rear. Radiator. Cupboard housing water tank.

Bedroom 3 6'06 x 9'04 (1.98m x 2.84m)

UPVC double glazed window to front.

Outside

Driveway. Detached garage. Paved patio area. Outside tap.

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

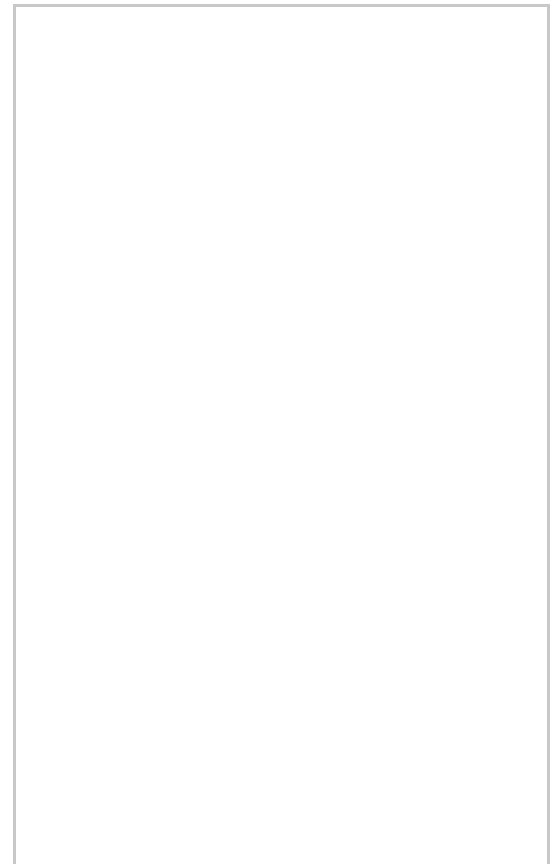
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>