



Harris Street

Hirwaun, Aberdare, CF44 9NP

£169,500



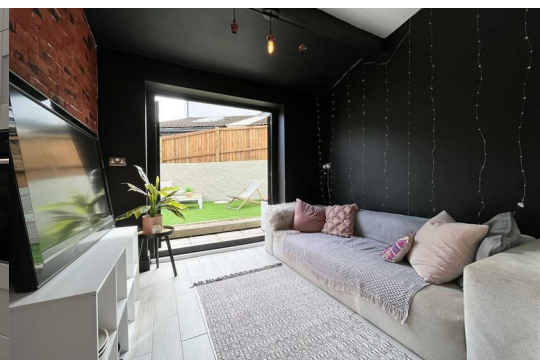
Situated in Harris Street of Hirwaun, Aberdare, this ideal first time buy end terrace house. Boasting three reception rooms and three bedrooms, this property is perfect for a growing family looking for a new place to call home.

As you step into the welcoming entrance hall, you are greeted by a sense of warmth and comfort that flows throughout the house. The lounge and sitting room offer ample space for relaxation and entertainment, with a modern fitted kitchen/diner.

One of the highlights of this lovely home is the sun room with natural light and offering a seamless connection to the rear garden through patio doors.

Venture upstairs to discover three generously sized bedrooms. The modern upstairs bathroom provides a touch of convenience for all residents.

Conveniently located within walking distance of schools, shops, and excellent road links, making daily life a breeze. With gas central heating and double glazed windows and doors, comfort and energy efficiency are guaranteed all year round.



Hallway

Stairs to first floor. Modern upvc double glazed front door.

Lounge 14'4 x 9'3 (4.37m x 2.82m)

Radiator. UPVC double glazed window to front. Understairs storage.

Kitchen 13'6 x 9'5 (4.11m x 2.87m)

Modern wall and base units. UPVC double glazed window to rear. Ceramic sink. Electric hob. Oven. Provision for washing machine.

Rear sitting room 9'2 x 9'0 (2.79m x 2.74m)

Radiator. UPVC double glazed window. UPVC double glazed patio doors to rear garden

Sitting room 8'8 x 13'2 (2.64m x 4.01m)

Radiator. UPVC double glazed window to front.

Landing

Access to loft

Bedroom 1 13'5 x 10'8 (4.09m x 3.25m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 3 8'8 x 9'4 (2.64m x 2.84m)

UPVC double glazed window to rear. Radiator.

Bedroom 2 9'6 x 10'11 (2.90m x 3.33m)

Radiator. Upvc double glazed window to front aspect.

Bathroom 6'3 x 9'4 (1.91m x 2.84m)

Radiator. Modern suite in white comprising Bath. Wash hand basin. W.C.

Outside

Enclosed easy maintenance rear garden with side access.

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

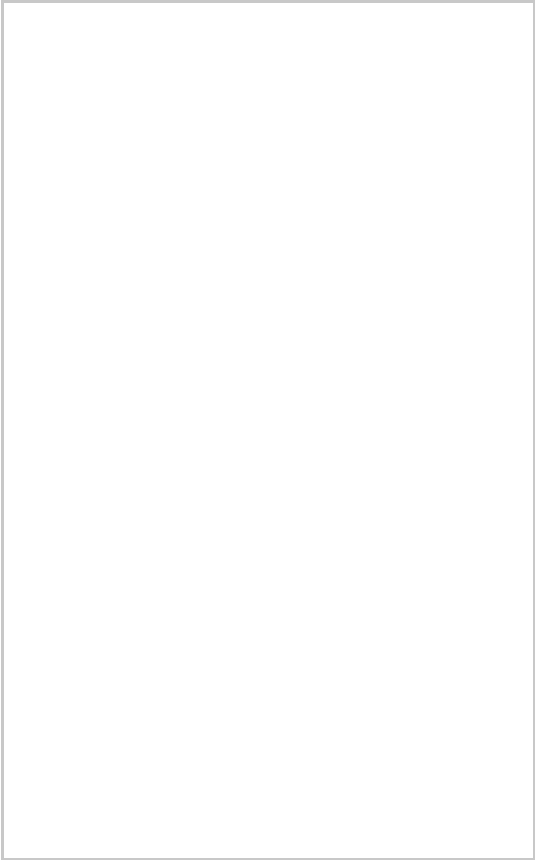
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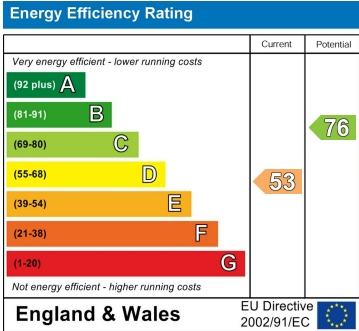
Area Map



Floor Plans



Energy Efficiency Graph



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