



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cae Felin Parc

Hirwaun, Aberdare, CF44 9QG

**£219,995**



Cae Felin Parc, Hirwaun, this well-presented semi-detached house is an ideal choice for first-time buyers seeking a comfortable and stylish home. The property boasts three spacious bedrooms, providing ample space for family living or guest accommodation.

Upon entering, you are welcomed by a bright entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The modern, well-equipped fitted kitchen is a delight for any home cook, offering functionality and style. The layout flows seamlessly, ensuring that the heart of the home is both practical and welcoming.

The first floor features a landing that leads to 3 generously sized bedrooms, allowing for flexibility in use, whether as bedrooms, a home office, or a playroom. The modern bathroom suite is tastefully designed, providing a tranquil space for unwinding after a long day.

Outside, the property is complemented by ample off-road parking, a significant advantage in today's market. The front and rear gardens are landscaped with artificial grass, ensuring easy maintenance while providing a lovely outdoor space for relaxation or entertaining.

Additional features include gas central heating and UPVC double-glazed windows, ensuring comfort and energy efficiency throughout the year.



## Entrance Hall

Stairs to first floor. Radiator. Upvc double glazed front door.

## Lounge 10'6 x 13'1 (3.20m x 3.99m)

Radiator. Upvc double glazed window to front aspect.

## Dining Room 8'1 x 10'3 (2.46m x 3.12m)

Upvc double glazed patio doors. Vertical radiator.

## Fitted Kitchen 8' x 10'2 (2.44m x 3.10m)

With a modern range of wall and base units incorporating Integrated Fridge/Freezer and washing machine. Stainless Steel sink. Electric hob and oven. Extractor hood. Quooker hot and cold Tap. Stainless Steel sink. Upvc Door and window to rear and side aspect. Vertical radiator.

## Landing

Airing Cupboard. Attic hatch

## Bathroom

Modern suite in white comprising bath, vanity wash hand basin and w.c., shower over bath. Heated towel rail. Upvc double glazed window to rear aspect.

## Bedroom 1 10'5 x 11'4 (3.18m x 3.45m)

Radiator. Fitted Wardrobes. Upvc double glazed window

## Bedroom 2 10'2 x10'9 (3.10m x3.28m)

Upvc Window to rear. Radiator . Fitted wardrobe.

## Bedroom 3 8'4 x 6'11 (2.54m x 2.11m)

Upvc Window to front aspect. Radiator.

## 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.

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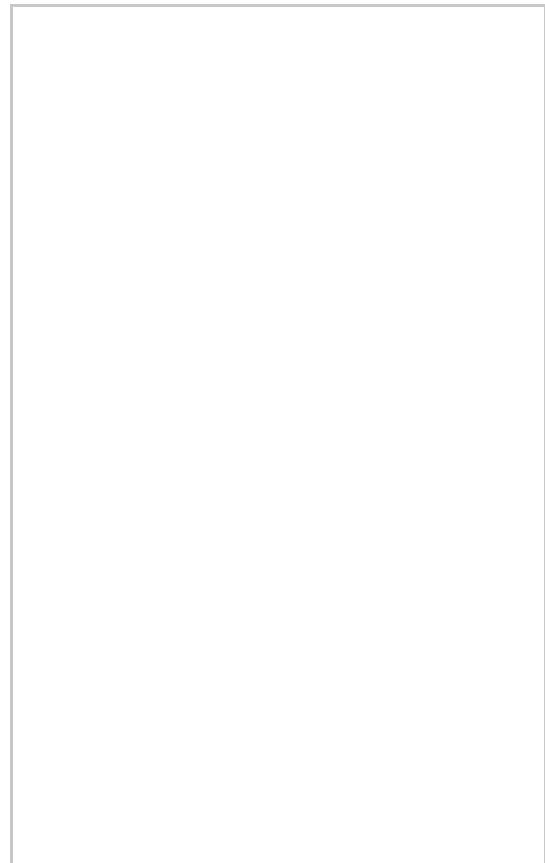
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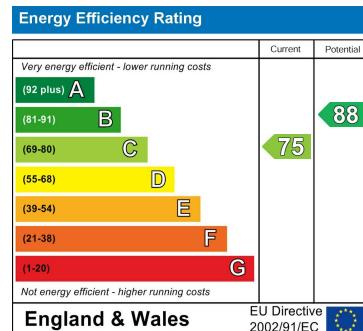
## Area Map



## Floor Plans



## Energy Efficiency Graph



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