



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Hirwaun Road

Hirwaun, Aberdare, CF44 9HP

**£189,995**



Hirwaun Road in the sought after location of Hirwaun, Aberdare, this spacious dormer semi-detached bungalow presents an exciting opportunity for builders and investors alike. With 2 bedrooms and a generous layout, this property is ripe for renovation and transformation.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a large lounge, perfect for family gatherings or quiet evenings. The kitchen and dining room provide ample space for culinary adventures, while the additional sitting room offers a versatile area that can be tailored to your needs. The bathroom is conveniently located, and a downstairs bedroom adds to the practicality of the layout. Upstairs, two attic rooms await your creative touch, offering potential for additional living space. The property boasts large front gardens, providing a delightful outdoor space for relaxation or play. An entrance drive at both the front and rear allows for parking for multiple vehicles, ensuring convenience for residents and guests.

Situated in a popular location, this bungalow enjoys good access to road links leading to Swansea and Merthyr Tydfil, making it an ideal base for commuting. With the potential to be sold as two separate family homes or as a single project, this property offers a wealth of possibilities. Whether you are looking to create your dream home or invest in a promising project, this bungalow on Hirwaun Road is a must-see. Embrace the opportunity to breathe new life into this charming residence and make it your own.



## Entrance Hall

Radiator.

## Bedroom 11'8 x 11'11 (3.56m x 3.63m)

Radiator. Window to front aspect.

## Dining Room 11'4 x 11'10 (3.45m x 3.61m)

Radiator. Double doors.

## Bathroom 8'8 x 5'3 (2.64m x 1.60m)

## Lounge 24'11 x 13'2 (7.59m x 4.01m)

Radiators x 3. Stairs to first floor. Windows to front and side aspect.

## Kitchen 14'1 x 8'9 (4.29m x 2.67m)

Window to rear aspect. Radiator.

## Sitting Room 15'4 x 9'4 (4.67m x 2.84m)

Window and door to rear garden. Radiator.

## Landing

## Attic 1 12'4 x 17'4 (3.76m x 5.28m)

## Attic 2 6' x 12'4 (1.83m x 3.76m)

## Outside

## 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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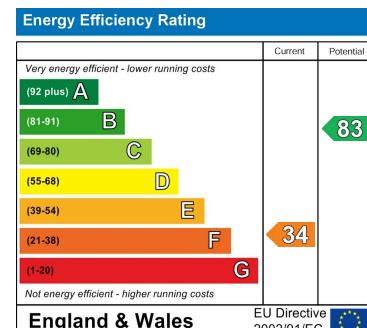
## Area Map



## Floor Plans



## Energy Efficiency Graph



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