



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Hirwaun Road

Hirwaun, Aberdare, CF44 9HP

£189,995



Hirwaun Road in the opular village of Hirwaun, Aberdare, this spacious dormer semi-detached bungalow presents an excellent opportunity for those seeking a renovation project. With two reception rooms, two bedrooms, bathroom, this property offers a comfortable living space that can be tailored to your personal taste.

The bungalow is set within generous gardens, providing ample outdoor space for relaxation or gardening enthusiasts. Additionally, the property boasts off-road parking for multiple vehicles, ensuring convenience for residents and guests alike.

The layout features a welcoming hallway that leads to a large lounge, a dining room, and a kitchen/diner, creating an inviting atmosphere for family gatherings and entertaining. The first floor is accessible via a staircase, leading to two attic rooms that offer potential for further development, whether as additional accommodation a home office, or a creative space.

Located on the outskirts of Hirwaun, this property benefits from excellent road links to both Swansea and Merthyr Tydfil, making it ideal for commuters. The surrounding area is known for its community spirit and local amenities, enhancing the appeal of this residence.

This bungalow is not only a perfect project for investors and builders but can also be sold as part of a larger project with both properties available for sale. Whether you are looking to create your dream home or seeking a promising investment, this property on Hirwaun Road is a remarkable opportunity not to be missed.



Entrance Hall

Lounge 24' 8 x 13' (7.32m 2.44m x 3.96m)
Windows to front and side aspect. 4 x radiators

Bathroom 12'6 x 8'10 (3.81m x 2.69m)

Bedroom 11'9 x 11'11 (3.58m x 3.63m)
Window to front aspect. Radiator.

Dining Room/Sitting room 17' max into stairs 11'8 min x 11'11 (5.18m max into stairs 3.56m min x 3.63m)
Stairs to first floor. Radiator.

Kitchen/Diner 14'10 x 8'11 (4.52m x 2.72m)
Radiator. Patio doors to rear garden.

landing

Attic Room 1 13'10 x 12'3 (4.22m x 3.73m)
Radiator.

Attic Room 2 9'8 x 16'10 (2.95m x 5.13m)
Velux window

Outside
Large front garden. Rear garden with outbuildings

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

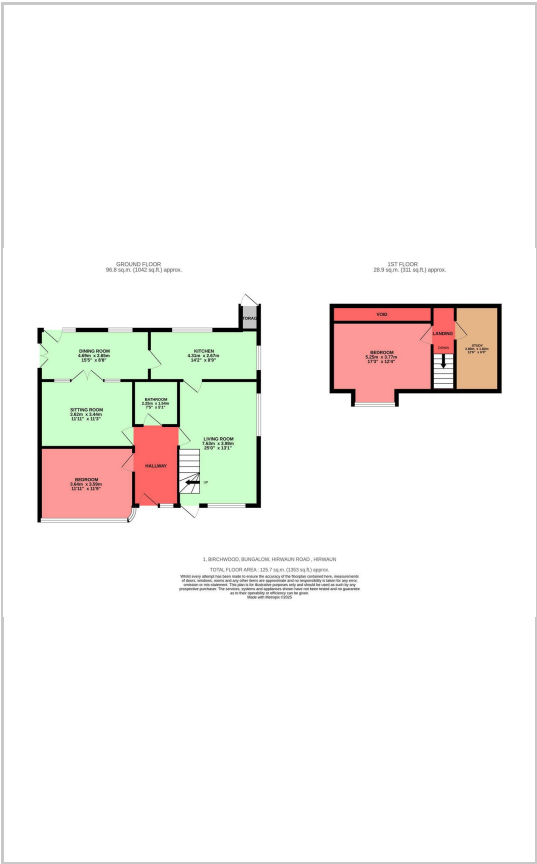
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information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

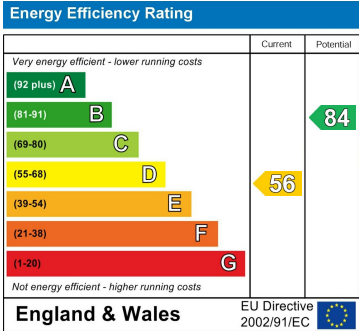
Area Map



Floor Plans



Energy Efficiency Graph



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