



Llys Cynon

Hirwaun, Aberdare, CF44 9PR

£164,995



Welcome to this well presented modern 2-bedroom semi-detached house located in the sought-after area of Llys Cynon, Hirwaun, Aberdare.

Upon entering, you are greeted by a cosy lounge, perfect for relaxing after a long day. The fitted kitchen/diner is ideal for family meals. Upstairs, you will find a modern shower room and two generously sized bedrooms, offering comfort and privacy.

This property boasts ample off-road parking. The well-maintained, level gardens provide a lovely outdoor space, complete with a covered seating area for al fresco dining or simply unwinding in the fresh air.

Conveniently situated within easy reach of local amenities and schools, this home offers a perfect opportunity for first-time buyers to settle into a welcoming community. With good road links to Swansea and Merthyr Tydfil, you'll have easy access to a variety of destinations.

Benefiting from gas central heating and double-glazed windows.



Porch

UPVC double glazed windows and front door.

Lounge 12'3 x 13'8 (3.73m x 4.17m)

Radiator. UPVC double glazed window to front. Stairs to first floor.

Fitted Kitchen/diner 12'3 x 10'10 (3.73m x 3.30m)

Wall mounted gas boiler. With a modern range of wall and base unit incorporating breakfast bar, extractor hood, electric hob and oven. Provision for plumbed in washing machine. Tiled floor. UPVC double glazed window and door to rear.

Landing

Bedroom 1 10'4 x 11'3 (3.15m x 3.43m)

Radiator. UPVC double glazed window to front. Fitted wardrobe. 2 x storage cupboards.

Bedroom 2 11'2 x 7'2 (3.40m x 2.18m)

UPVC double glazed window to rear. Radiator.

Shower room 4'9 x 7'11 (1.45m x 2.41m)

Modern suite in white comprising shower enclosure Vanity wash hand basin. W.C. Chrome heated towel rail. UPVC double glazed window to rear.

Outside

Multiple off road parking to front. Side access to enclosed rear garden with excellent size level patio to further raised seating area.

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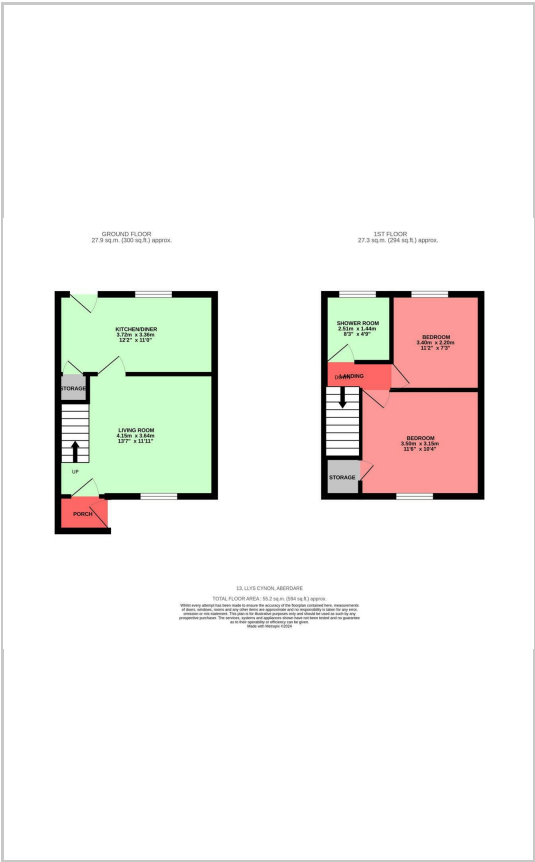
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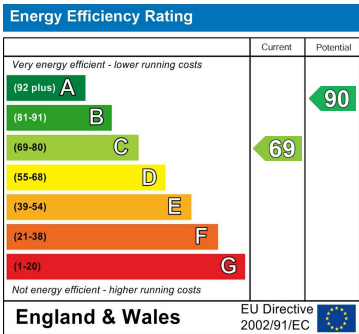
Area Map



Floor Plans



Energy Efficiency Graph



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