



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Bute Place

Hirwaun, CF44 9SH

£139,995



Located in the charming area of Hirwaun, Bute Place presents an excellent opportunity for those seeking a delightful terraced house. This spacious property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. With its generous space, this home allows for a variety of furnishing options, enabling you to create a living environment that truly reflects your personal style. The property further boasts off-road parking.

Hirwaun is a lovely community, providing a blend of local amenities and scenic surroundings such as The Brecon Beacons National Park. Residents can enjoy the tranquility of the area while still being within easy reach of larger towns and cities. This property is not just a house; it is a place where you can create lasting memories.

If you are searching for a comfortable and spacious home in a friendly neighbourhood, Bute Place is certainly worth considering. Don't miss the chance to make this charming terraced house your own.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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