



16 Oakbrook Drive, Hirwaun

Aberdare

Guide Price £310,000



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Hirwaun, Aberdare

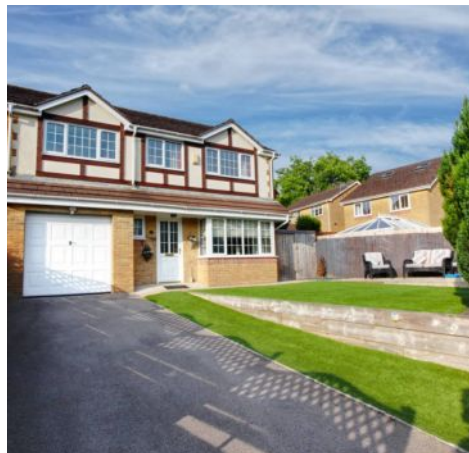
A beautifully presented 4-bed detached home with open-plan living, en-suite, study, utility, garage and garden. Move-in ready and close to schools, shops and green space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious 4-bedroom detached family home
- Large open-plan kitchen/living/dining area with French doors to garden
- Separate lounge plus dedicated home office/study
- Master bedroom with en-suite
- Low-maintenance garden with artificial lawn and patio
- Driveway parking for two plus a garage
- 5-minute walk to Hirwaun Co-op & convenience stores
- Primary and secondary schools (Hirwaun Primary (~0.6 miles) and Ysgol Gyfun Rhydywaun (~0.4 miles))
- Bus stops just around the corner for an easy school commute or links into Aberdare
- Nearby Aberdare Park & Country Park
- 10-minute drive to the Brecon Beacons



WRIGHTS.

**Hallway**

Bright and welcoming, with access to the lounge, WC, and open-plan living area.

Downstairs W/C

Ground floor WC, ideal for guests and family use.

Lounge

14' 9" x 10' 10" (4.50m x 3.30m)

Spacious front-facing lounge, ideal as a sitting room or playroom.

Kitchen/ Living/ Dining Room

27' 3" x 12' 2" (8.30m x 3.70m)

The heart of the home, modern kitchen with grey cabinets, integrated appliances and breakfast bar, opening into a versatile dining/living space with twin French doors to the garden.

Utility Room

9' 10" x 8' 6" (3.00m x 2.60m)

Separate utility space with room for washing machine/tumble dryer and additional storage.

Landing

Includes built-in storage cupboard and access to boarded loft.

Master Bedroom

17' 1" x 10' 10" (5.20m x 3.30m)

A spacious master bedroom with private en-suite.

Ensuite

7' 10" x 5' 7" (2.40m x 1.70m)

Modern en-suite shower room with WC and wash basin.

Bedroom 2

16' 5" x 9' 6" (5.00m x 2.90m)

A great-sized double bedroom with space for wardrobes and furniture.

Bedroom 3

13' 1" x 11' 2" (4.00m x 3.40m)

Another generously sized double, ideal for children or



REAR GARDEN

Low-maintenance garden with level artificial lawn, paved patio, and secure fencing. Ideal for children or pets, with space for seating, storage, and outdoor play.

FRONT GARDEN

Low-maintenance artificial lawn with a paved pathway and seating area. South-west facing and neatly landscaped for year-round kerb appeal.

DRIVEWAY

2 Parking Spaces







Whilst every attempt was made to accurately portray the floor plan of this property, no responsibility is taken for any error. Measurements of rooms, windows, doors and other items may be inaccurate as the floor plan is an illustration.



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