



Brecon Road, Hirwaun

For Sale

**Offers in the region of
£134,995**



**SPACIOUS LIVING AREAS
FRONT AND REAR GARDEN
POTENTIAL TO CONVERT INTO 3 BEDROOMS**



2



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Property Description

This deceptively spacious 2-bedroom mid-terrace property on Brecon Road, Hirwaun, offers fantastic potential for a range of buyers. Perfect for those looking to make their mark, this charming home combines original features with generous living space, making it a must-see.

The property greets you with a patioed front garden, leading to a welcoming porch and hallway that retains original charm with its coving and bannister. The lounge is incredibly spacious and filled with natural light, thanks to the bay window at the front. It's a room with real character and bags of potential. The ground floor also offers a large dining room (or second reception room) and a good-sized kitchen – both providing ample space for family living or entertaining. There's even a separate utility room, providing additional practicality. Beneath the carpet, the original parquet flooring flows throughout, showcasing stunning craftsmanship that would make a beautiful feature if uncovered.

Upstairs, the property continues to impress. The bathroom is large, providing great space for a family, while the second bedroom is generously sized. The master bedroom is huge – with enough room to be easily transformed into two rooms if desired, giving the option for three bedrooms in total. The attic has been fully boarded, offering even more potential for expansion if needed. Whether you're looking for additional living space or just storage, this extra area is incredibly versatile.

At the rear, the property has a low-maintenance, patioed garden that acts as a real suntrap. There's also rear access to a lane adding extra convenience.

With its ample space, original features, and huge potential, this property is a fantastic opportunity for anyone looking to create their dream home.

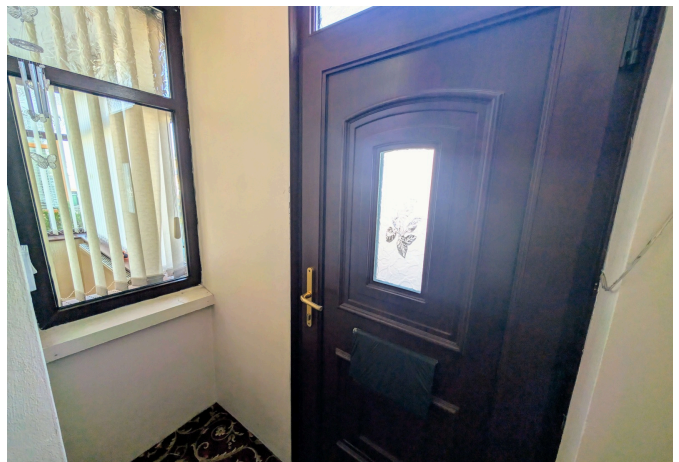
FRONT GARDEN

Low maintenance patioed front garden. UPVC front door leads to property.



PORCH 1.86 x 0.71

Artex ceiling. Concrete walls. Carpeted flooring. Window to lounge. Door to hallway.



HALLWAY 3.89 x 1.60

Emulsion ceiling. Wallpapered walls. Carpeted flooring. Original alcoves and bannister. Radiator. Power points. Stairs to first floor. Door to lounge. Door to dining room.



LOUNGE 7.68 x 3.42

Smooth white emulsion walls. Wallpapered walls. Carpeted flooring. Original parquet flooring under carpet. UPVC bay window to front. Window to utility room. Fireplace as centrepiece. Radiators. PowerPoints.



DINING ROOM 2.98 x 2.88

Artex ceiling. Wallpapered walls. Carpeted flooring. Fireplace as centrepiece. Radiator. Power points. UPVC window to side. Under stairs storage cupboard. Door to kitchen. Door to utility which leads to rear.



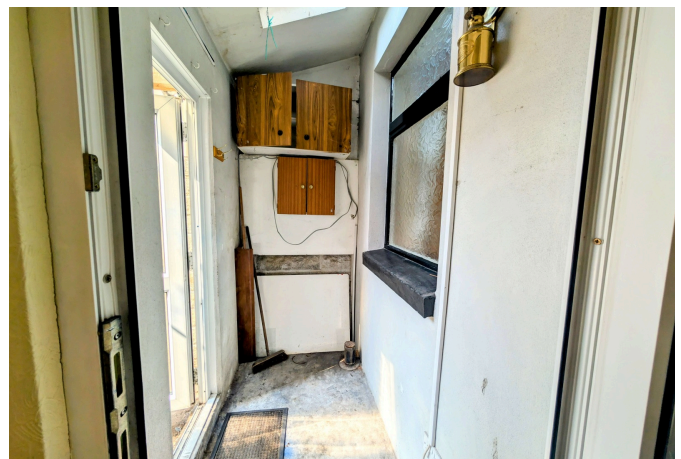
KITCHEN 3.42 x 3.10

Artex ceiling. Wallpapered walls with partial white tiles. Wooden style laminate flooring. White glossy kitchen cabinetry with wooden style worktops. Stainless steel kitchen sink. power points. Radiator. UPVC window to side and rear.



UTILITY ROOM 2.13 x 1.19

Concrete floor, walls and ceiling. Wall mounted units. Window to lounge. Door to rear garden. Velux window.



BATHROOM 3.09 x 2.88

Emulsion ceiling. Wallpapered walls. Carpeted flooring. White 3 piece suite comprising of toilet, handbasin and bathtub with overhead shower. Built in cupboard housing boiler. Radiator. UPVC window to side



BEDROOM 2 3.49 x 3.41

Emulsion ceiling. Wallpaper walls. Carpeted flooring. Built in storage cupboard. Radiator. Power points. UPVC window to rear.



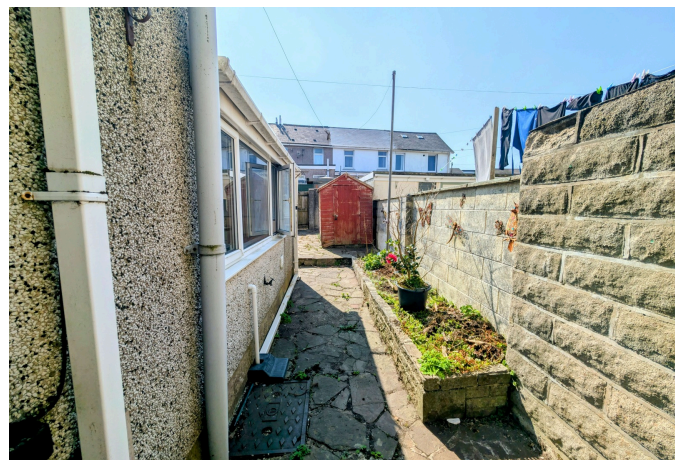
BEDROOM 1 4.83 x 3.40

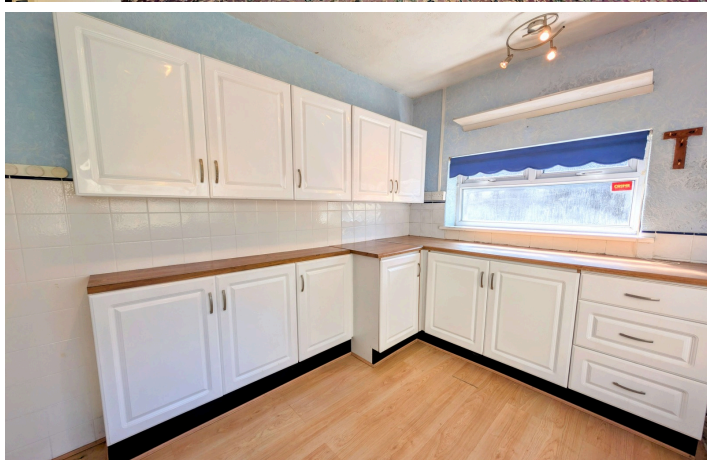
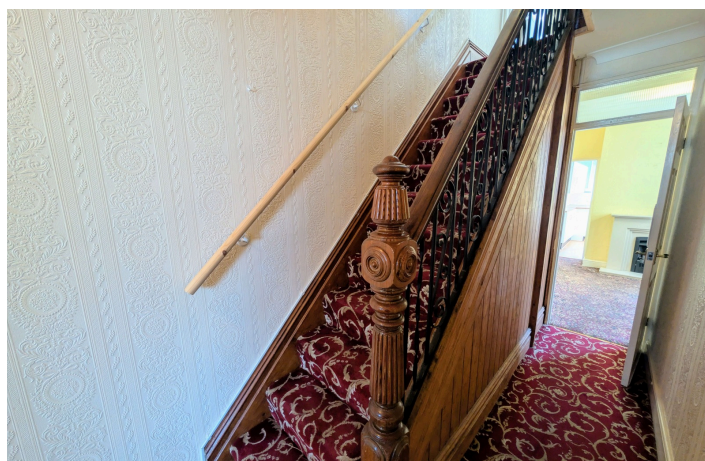
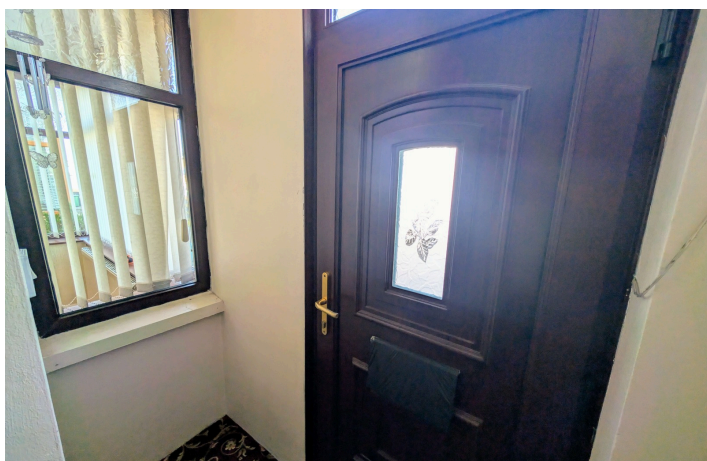
Emulsion ceiling. Wallpaper walls. Carpeted flooring. Built in storage cupboard. Radiator. Power points. X2 UPVC window to front



REAR GARDEN

Low maintenance sun trap garden. Rear access. Storage shed.







EPC



Floor Plan



Misdescriptions Act 1991

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Data Protection Act 1998

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