



Station Road, Hirwaun

For Sale

**Offers in the region of
£129,995**



**3 BEDROOMS
SPACIOUS LIVING AREAS
CLOSE TO LOCAL AMENITIES**



3



1



1



Property Description

T.Samuel estate agents are pleased to present this charming 3-bedroom terraced property on Station Road in Hirwaun, perfect for families or first-time buyers. Boasting a charming double-fronted design, this home offers a spacious open-plan lounge, ideal for both relaxing and entertaining. The kitchen, a classic wooden design, provides a warm, inviting space for family meals and gatherings. French doors from the lounge open onto a private rear garden, creating a peaceful retreat with a lovely lawn area. Upstairs, you'll find three generously sized bedrooms and a well-proportioned family bathroom. With local amenities such as a post office, pharmacy, and shops right on your doorstep, this home offers the perfect blend of comfort, convenience, and a peaceful setting.

LOUNGE 5.99 x 4.19

Smooth white emulsion walls and ceiling. Feature wallpapered wall. Grey wooden style laminate flooring. 2x UPVC window to front. Door to kitchen. Stairs to first floor. Power points. Radiator.



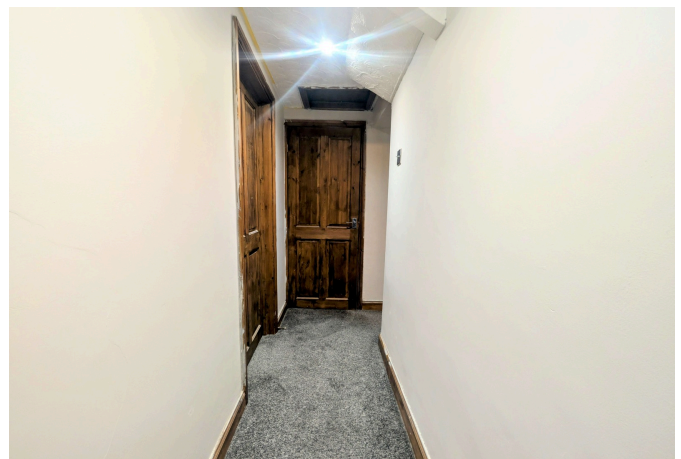
KITCHEN 4.65 x 3.39

Smooth white emulsion walls and ceiling. Grey wooden style laminate flooring. Wooden cabinetry complemented by granite style worktops. Feature stone splash back tiles. Intergrated oven. Gas hob. Plumed for washing machine. UPVC window to rear. French doors open to rear garden. Power points. Radiator.



LANDING 3.29 x 0.9

Smooth white emulsion walls. Artex ceiling with spotlights. Grey carpeted flooring. Doors to bedrooms and bathroom.



BEDROOM 3 (FRONT) 3.19 x 1.87

Artex ceiling. Emulsion walls. Wallpapered feature wall. Wooden style laminate flooring. UPVC window to front. Power points. Radiator.



BEDROOM 1 (FRONT) 4.197 x 3.08

Smooth white emulsion ceiling with spotlights. Emulsion walls. Wallpapered feature wall. Wooden style laminate flooring. Built in storage cupboard. UPVC window to front. Power points. Radiator.



BATHROOM 3.39 x 2.00

Emulsion walls and ceiling. Grey wooden style laminate flooring. White three-piece suite comprising of toilet, bathtub and hand basin. Wall mounted vanity unit. Heated towel rail. UPVC window to rear.



BEDROOM 2 (BACK) 3.42 x 2.54

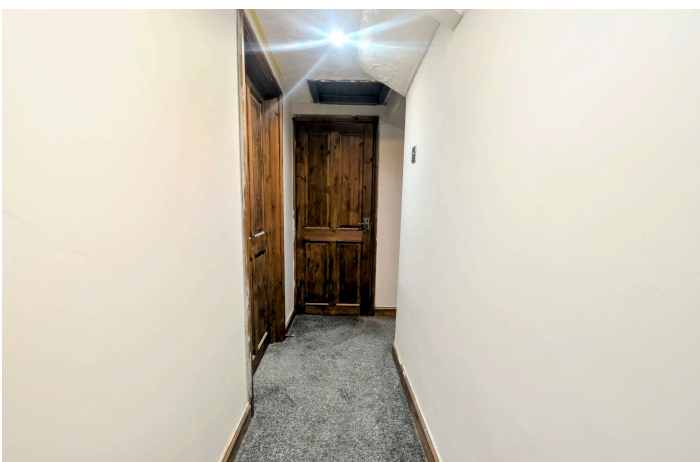
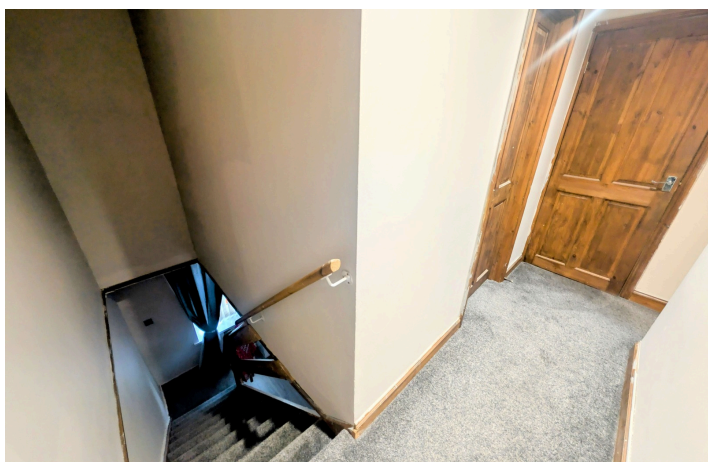
Artex ceiling. Emulsion walls. Wallpapered feature wall. Grey carpeted flooring. UPVC window to rear. Power points. Radiator.

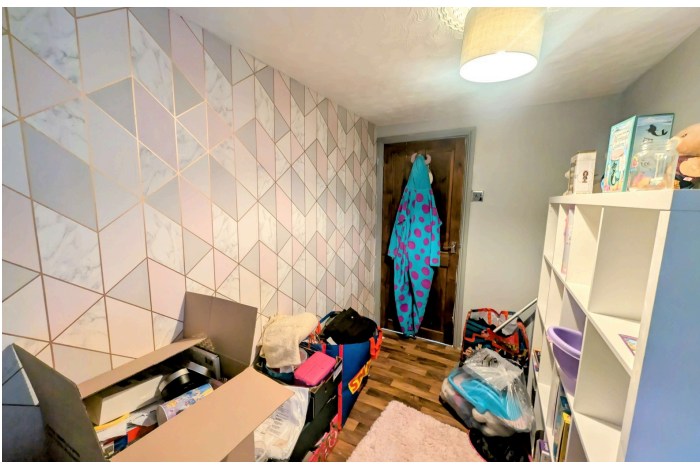


REAR GARDEN

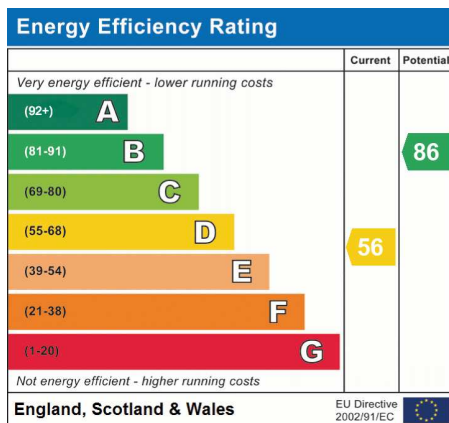
French door from kitchen open to flat, well-maintained garden. Patio area and lawned area.





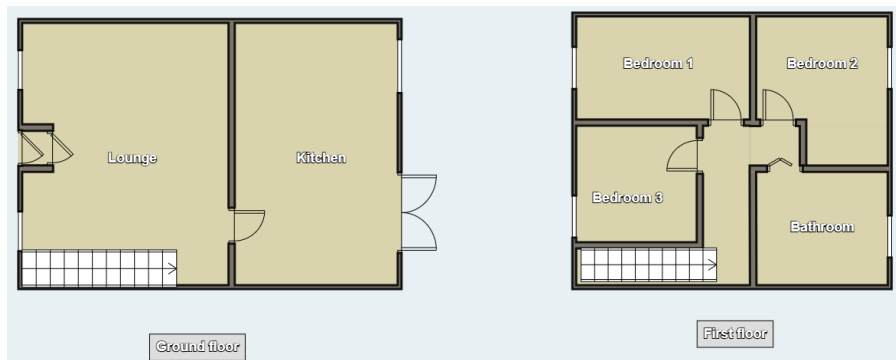


EPC



Address: Station Road, Hirwaun

Floor Plan



Misdescriptions Act 1991

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Data Protection Act 1998

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