



## Meadow Lane

Hirwaun, CF44 9PU

£235,000



- \*\* MODERN SPACIOUS 2 BEDROOM DETACHED BUNGALOW
- \*\* GENEROUS LEVEL WELL STOCKED AND MATURE GARDENS WITH PAVED PATIO
- \*\* ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING FOR MULTIPLE CARS
- \*\* ENTRANCE HALL. MODERN SHOWER ROOM. GOOD SIZE LOUNGE. FITTED KITCHEN/DINING ROOM
- \*\* 2 DOUBLE BEDROOMS. GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS
- \*\* EXCELLENT SIZE SUMMERHOUSE/WORKSHOP WITH POWER AND WATER CONNECTED.
- \*\* WELL LAID OUT GARDENS WITH VEGETABLE PLOT, GREENHOUSE AND GARDEN STORAGE SHED
- \*\* COUNCIL TAX BAND C

Close to excellent village amenities and transport links and within easy reach of major towns and cities and of course, the beautiful Brecon Beacons; this property will tick a lot of boxes.





### Entrance Hall

Radiator. Upvc double glazed front door. Built-in double wardrobe with hanging rail and fitted shelves.

### Sitting room 14'7 x 12'2 (4.45m x 3.71m)

Upvc double glazed bow window to front aspect. Two radiators. Modern fire surround with electric fire.

### Fitted Kitchen/Dining room 20'4 x 8'6 (6.20m x 2.59m)

With a good modern range of wall and base units incorporating gas hob and electric oven, sink unit, extractor hood, provision for plumbed in washing machine. Upvc double glazed window to front aspect. Wall mounted gas boiler serving hot water and heating system. Door to side porch.

### Side Porch 16'8 x 3'2 (5.08m x 0.97m)

Upvc double glazed windows and door to front and rear. Electric wall light

### Modern Shower Room 5'6 x 7'10 (1.68m x 2.39m)

Modern suite in white comprising shower enclosure, wash hand basin and w.c., chrome heated towel rail. Upvc double glazed window to side aspect.

### Bedroom 1 11'9 x 11'8 (3.58m x 3.56m)

Upvc double glazed window to rear aspect. Radiator.

### Bedroom 2 8'9 x 11' (2.67m x 3.35m)

Radiator. Upvc double glazed window to rear aspect.

### Tenure

We are advised that the property is Freehold

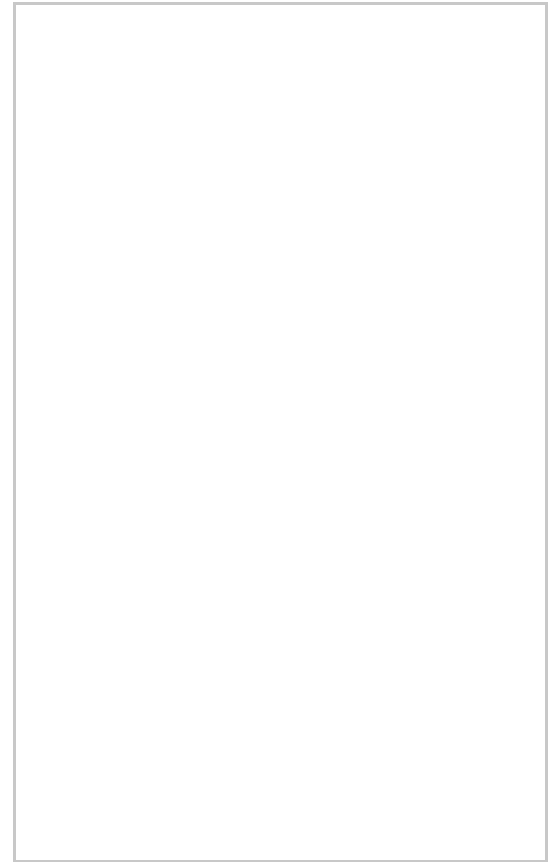
### Outside

Wrought iron gate gives access to excellent size driveway offering ample off road parking. Front garden laid to lawn. Side access to rear garden with enclosed paved patio, graveled paths leading to vegetable plots and plant borders. Summerhouse/Workshop with power, light and water connected. Garden Storage shed. Greenhouse.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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