



12 Meadow Lane  
Hirwaun, Aberdare, CF44 9PU  
£264,995





# 12 Meadow Lane, Hirwaun, Aberdare, CF44 9PU

Meadow Lane in Hirwaun, Aberdare, this delightful well presented spacious modern 2-bedroom detached bungalow. Boasting a warm and welcoming ambiance, this property offers a perfect blend of comfort and style.

As you step inside the entrance hall, you are greeted by a spacious lounge, a well-equipped kitchen, a lovely conservatory, and a modern shower room. The two double bedrooms provide ample space for relaxation and rest. With gas central heating and double glazed windows, this bungalow ensures a cosy and energy-efficient living environment all year round.

One of the highlights of this property is its enviable location on a good-sized corner plot, surrounded by generous well maintained mature gardens that adorn the front, side, and rear of the home.

Convenience is key with this bungalow, offering not just one but two driveways along with a garage, providing ample off-road parking for you and your guests. The property's location on the outskirts of Hirwaun village with excellent road connections to Swansea and Merthyr Tydfil for easy commuting.



## Hallway

## Modern Bathroom

## Lounge

14'6 x 12'01 (4.42m x 3.68m)

## Bedroom 1

11'6 x 11'6 (3.51m x 3.51m)

## Bedroom 2

8'8 x 11'0 (2.64m x 3.35m)

## Fitted Kitchen/diner

8'0 x 20'5 (2.44m x 6.22m)

## Conservatory

8'6 x 13'5 (2.59m x 4.09m)

## Garden

## Garage

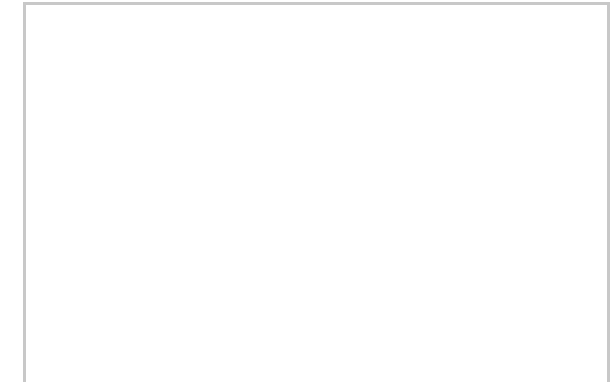
8'7 x 16'7 (2.62m x 5.05m)

## Disclaimer


## Area Map



## Floor Plan



## Energy Efficiency Graph

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

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