



Penderyn Road

Hirwaun, Aberdare, CF44 9RU

£425,000



Nestled in the popular Penderyn Road, Hirwaun, Aberdare, this detached house offers a perfect blend of modern comfort and countryside tranquillity. Boasting three reception rooms, three bedrooms, and two bathrooms, this property is ideal for a growing family seeking a spacious abode.

As you step inside, you are greeted by a warm and inviting atmosphere, with a porch leading to a hallway. The house features a lounge, a sitting room, and a sunroom, providing ample space for relaxation and entertainment. The fitted kitchen/diner is perfect for family meals, while the utility room adds convenience to daily chores.

The three double bedrooms offer comfort and privacy, with the fourth bedroom converted into a second bathroom, catering to the needs of a modern family. The gas central heating and double glazing ensure warmth and energy efficiency throughout the year.

One of the standout features of this property is the private semi-rural setting, offering a peaceful retreat from the hustle and bustle of city life. With good road links to Swansea and Merthyr Tydfil, you can enjoy the best of



Entrance Porch

Tiled floor.

Hallway

Radiator. Stairs to first floor.

Sitting Room

Double glazed window to front aspect. Radiator.

Lounge/diner 28'2 x 14'4 (8.59m x 4.37m)

Double glazed window to front aspect. Wood burning stove. 2 x radiators. Patio doors gives access to

Sun Room

Fitted Kitchen/diner 12'4 x 16 (3.76m x 4.88m)

Utility room

Stainless steel sink unit. Provision for plumbed in washing machine. Upvc double glazed window to side aspect.

Downstairs cloakroom

Modern suite in white comprising wash hand basin and w.c.,

Garage 17' x 12' (5.18m x 3.66m)

Wall mounted gas boiler serving hot water and heating system.

Landing

Storage cupboard.

Bedroom 1 14'5 x 17'4 (4.39m x 5.28m)

Radiator. Double glazed window to front and side aspect. Built-in wardrobe.

Bedroom 2 9'3 x 13'6 (2.82m x 4.11m)

Radiator. Double glazed window to rear aspect. Built-in wardrobe.

Modern Bathroom (former 4th bedroom) 9'9 x 12'7 (2.97m x 3.84m)

With bath, wash hand basin and w.c., in white. Double glazed

Bedroom 3 9'6 x 12'10 (2.90m x 3.91m)

Radiator. Double glazed window to front aspect. Wardrobe

Bathroom 6'7 x 9 (2.01m x 2.74m)

Outside

Double gates gives access to driveway

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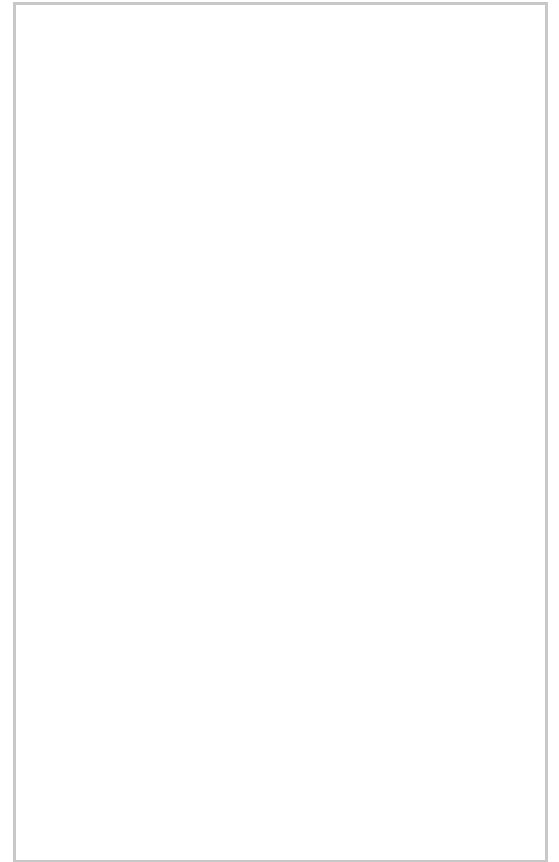
Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk

Area Map



Floor Plans



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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