



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Penderyn Road

Hirwaun, Aberdare, CF44 9RU

£425,000



\*\*\* NO ONWARD CHAIN\*\*\*

Nestled in the tranquil setting of Penderyn Road, Hirwaun, this immaculate detached house offers a perfect blend of modern living and comfort. Built in 2004, the property boasts three generous bedrooms, each designed to provide a peaceful retreat. The three well-appointed bathrooms ensure convenience for both family and guests. As you enter, you are greeted by three spacious reception rooms, ideal for entertaining or simply enjoying family time. The conservatory adds a delightful touch, allowing natural light to flood the space and providing a lovely area to relax and unwind.

Situated in a private cul-de-sac of just four houses, this home offers a sense of community while maintaining privacy. The property also features ample parking for up to five vehicles, making it perfect for families or those who enjoy hosting visitors.

With excellent road links nearby, commuting to Aberdare and beyond is both easy and efficient. This modern house is not just a place to live; it is a sanctuary that combines style, space, and convenience. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.



Entrance Hall

UPVC double glazed front door. Radiator. Storage.

Bathroom 9'07 x 6'01 (2.92m x 1.85m)

UPVC double glazed window to rear. Heated towel rail. Bath. W.C. Hand wash basin with vanity unit.

Reception Room 1 15'4 x 13'08 (4.67m x 4.17m)

UPVC double glazed window to front. 2 x radiators.

Conservatory

Tiled underfloor heating.

Dining Room 11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window to front. Radiator.

Kitchen 15'05 x 11'06 (4.70m x 3.51m)

UPVC double glazed window to rear. Radiator. Integrated dish washer. Integrated fridge. Provision for cooker.

Utility Room 11'05 x 8'0 (3.48m x 2.44m)

UPVC double glazed door and window to rear. Provision for fridge/freezer and washing machine. Stainless steel sink.

Landing

UPVC double glazed window to front. Radiator.

Bedroom 1 15'05 x 9'03 (4.70m x 2.82m)

UPVC double glazed window to front and rear. Walk in wardrobe.

En suite 7'05 x 6'01 (2.26m x 1.85m)

UPVC double glazed window to rear. Vanity unit with integrated handwash basin. WC. Bath. Heated Towel Rail.

Bedroom 2 11'06 x 10'10 (3.51m x 3.30m)

UPVC double glazed window to front. Radiator.

Bedroom 3 15'04 x 9'06 (4.67m x 2.90m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

Bathroom

UPVC double glazed window to rear. Shower. Vanity wash hand basin. W.C. Tiled flooring. Heated towel rail.

Outside

Integrated garage 17'06 x 11'05 with power and light. Large landscaped gardens combination of lawn, patio and decking.

Disclaimer

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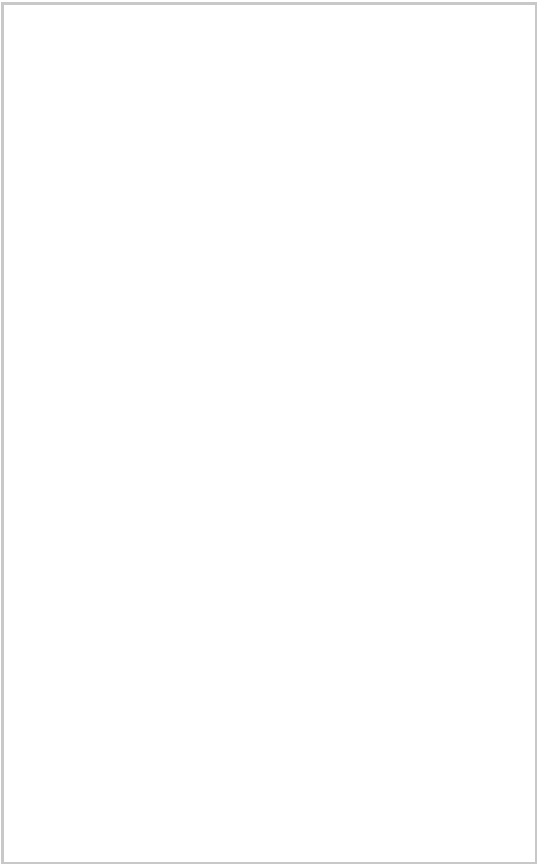
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Area Map



Floor Plans



Energy Efficiency Graph

