

27 Cardiff Street, Aberdare, CF44 7DP

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# **Trenant**

Hirwaun, Aberdare, CF44 9LA

£115,000









Located in Trenant, Hirwaun, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the home is designed to maximise both space and functionality, making it an ideal choice for those seeking a practical yet cosy environment.

Situated in the picturesque surroundings of Aberdare, this property benefits from a tranquil setting while still being within easy reach of local amenities. Residents can

enjoy the beauty of the nearby countryside, perfect for leisurely walks and outdoor activities.

This semi-detached house in Trenant is not just a home; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those looking to settle in a friendly community. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.



#### **Entrance Hall**

UPVC front door.

## Living Room 21'06 x 17'00 (6.55m x 5.18m)

UPVC double glazed window to front and side. 2 Radiators. Fireplace.

# Kitchen 11'02 x 7'05 (3.40m x 2.26m)

UPVC door to rear. Radiator. Provisions for washing machine and cooker. Extractor hob.

# Bathroom 7'08 x 5'03 (2.34m x 1.60m)

UPVC double glazed window to rear. Shower. Vanity handwash basin. WC. Radiator.

## **Utility Room**

UPVC double window to side and rear with UPVC back door. Power and light.

### Landing

UPVC double glazed window to side. Attic trap.

### Bedroom 1 13'00 x 8'11 (3.96m x 2.72m)

UPVC double glazed window to front. Radiator.

#### W/C

WC with vanity handwash basin.

# Bedroom 2 12'02 x 9'03 (3.71m x 2.82m)

UPVC double glazed window to rear. Radiator.

# Bedroom 3 9'08 x 7'04 (2.95m x 2.24m)

UPVC double glazed window to rear. Radiator.

#### Outside

Side and rear access. Patio with landscaped gravel.

### Disclaimer

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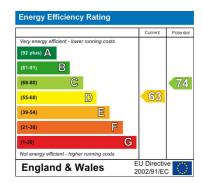
# Area Map



# Floor Plans



# **Energy Efficiency Graph**



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