

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 FAX: 01685 878000



Springfield Gardens

Hirwaun, Aberdare, CF44 9LQ

£345,000









Nestled in the charming area of Springfield Gardens, Hirwaun, Aberdare, this delightful detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking room to grow or accommodate guests.

The home boasts three inviting reception rooms, providing ample space for relaxation, entertainment, or family gatherings. Each room is designed to create a warm and welcoming atmosphere, making it easy to envision your life unfolding here. The layout is both practical and spacious, ensuring that every member of the household can enjoy their own space while still coming together in the heart of the home.

Additionally, the property features two well-appointed bathrooms, catering to the needs of a busy family and ensuring convenience for all. The overall design of the house promotes a sense of openness and light, making it a truly pleasant environment to live in.

Situated in a peaceful neighbourhood, this home is not only spacious but also offers a sense of community and tranquillity. With local amenities and beautiful surroundings nearby, Springfield Gardens is an excellent choice for those looking to settle in a friendly area.

In summary, this detached house in Hirwaun is a wonderful opportunity for anyone seeking a spacious family home in a lovely location. With its ample reception rooms, four bedrooms, and two bathrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your own.



Entrance Hall

UPVC front door. Radiator. Understairs storage.

Cloakroom

UPVC double glazed window to front. WC. Handwash basin.

Reception Room 16'00 x 12'08 (4.88m x 3.86m)

UPVC double glazed bay window to front. Radiator x2.

Dining Room 9'10 x 9'01 (3.00m x 2.77m)

UPVC double glazed patio doors to rear. Radiator.

Open Plan Kitchen/Conservatory 23'07 x 17'05 (7.19m x 5.31m)

UPVC double glazed conservatory to rear. Radiatorsx2. Kitchen includes integrated oven and gas hob. Integrated fridge/freezer.

Utility Room 7'10 x 5'05 (2.39m x 1.65m)

UPVC door to side. Provisions for washer/dryer. Sink.

Landing

UPVC double glazed window to side. Attic trap. Radiator.

Bedroom 1 13'10 x 12'02 (4.22m x 3.71m)

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

En Suite

UPVC double glazed window to side. WC. Handwash basin. Separate Shower.

Bedroom 2 9'02 x 7'00 (2.79m x 2.13m)

UPVC double glazed window to front. Radiator.

Bedroom 3 10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window to rear. Radiator.

Bedroom 4 9'05 x 7'08 (2.87m x 2.34m)

UPVC double glazed window to rear. Radiator.

Bathroom 6'06 x 6'05 (1.98m x 1.96m)

UPVC double glazed window to rear. Shower over bath. Radiator. Handwash basin. WC

Outside

Integral garage. Side access. Grass lawn.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

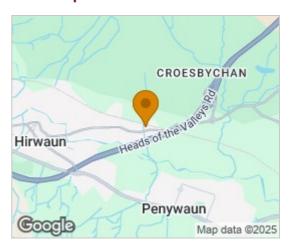
The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

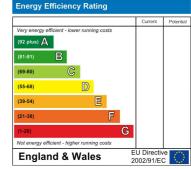
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.