



**Heol Keir Hardie, Aberdare,  
CF44 9AW.**

**FOR SALE**  
**£115,000**



- **THREE BEDROOMS**
- **SEMI DETACHED WITH CONSERVATORY**
- **SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN**



**3**



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## **Property Description**

This semi-detached property offers a fantastic opportunity to create a lovely family home in a popular residential area. With a generous layout across two floors, the house provides plenty of space for family living and entertaining, while offering great scope for modernisation and personalisation throughout.

The property benefits from a spacious entrance hall leading to a kitchen and a large lounge/dining room with uPVC French doors into a conservatory, providing a bright and open living space. Upstairs, there are three well-proportioned bedrooms and a family bathroom with a three-piece suite, all accessed via the first-floor landing.

Externally, the home features a patio area and a generous rear garden, which would benefit from some TLC but offers strong potential to become a great outdoor space for family life. There is also side access and three block-built storage sheds, one of which includes a W.C.

### **Location:**

Situated in the CF44 9AW area, the property is conveniently placed for local amenities, schools, and transport links. The surrounding neighbourhood is known for its family-friendly atmosphere, making it a popular choice for those seeking a community-focused location with easy access to nearby towns and services.

This property is ideal for buyers looking for a spacious family home with the potential to update and make their own.

## **ENTRANCE HALL**

Entrance is gained via a white uPVC front door into a good-sized hallway, offering a welcoming first impression. The space features laminate flooring, a radiator and power points. The ceiling is finished in emulsion with wallpapered walls. Stairs rise to the first floor, with a useful storage area neatly tucked beneath. A door from the hallway provides access to the kitchen.

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## **KITCHEN**

3.23 m x 3.09 m

The kitchen offers a functional space but would benefit from modernisation, presenting an excellent opportunity for a buyer to refit to their own taste. Currently fitted with a range of white wooden base and wall units with work surfaces, incorporating a stainless steel sink unit. Plumbed for an automatic washing machine and a free-standing cooker. The room features tiled flooring, an emulsion-finished ceiling and walls, with tiling around the work surfaces. Additional benefits include a radiator and power points. A uPVC window overlooks the rear, while a uPVC side door provides direct access to the exterior. Double doors lead through to the spacious lounge/dining area, allowing for a good flow of living space.

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## **LOUNGE/DINER**

7.34 m x 3.75 m

A really generous lounge/dining area offering flexible living and entertaining space. The room features an emulsion-finished ceiling with sunken spotlights, complemented by emulsion-painted walls and a wallpapered feature wall adding character. The space benefits from a radiator and ample power points throughout. uPVC French doors open into the conservatory, enhancing the sense of light and flow, while a uPVC bay window to the front allows plenty of natural light to fill the room.

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## **CONSERVATORY**

4.20 m x 3.32 m

A good-sized conservatory providing additional versatile living space. The room is fitted with a polycarbonate roof and uPVC windows to three-quarters of the perimeter, allowing plenty of natural light. uPVC French doors open out to the exterior, making this an ideal space for relaxing or enjoying views of the garden. The conservatory is finished with tiled flooring.

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## **LANDING**

The first-floor landing features an emulsion-finished ceiling with wallpapered walls and carpeted flooring. There is access to the attic and doors lead to three bedrooms and the upstairs bathroom. A uPVC frosted glass window to the side elevation provides natural light while maintaining privacy.

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## **UPSTAIRS BATHROOM**

2.55 m x 2.24 m

The first-floor bathroom comprises a three-piece suite including a corner bath, WC and wash hand basin. There is a built-in cupboard housing the combi boiler. The room features an artex ceiling, tiled walls, laminate flooring, and a radiator. A uPVC frosted glass window to the side provides natural light while maintaining privacy.

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## **BEDROOM 1**

3.74 m x 3.34 m

A well-proportioned double bedroom featuring emulsion-finished walls and ceiling, with laminate flooring throughout. The room benefits from a radiator and power points, along with a useful built-in storage space incorporating a hanging rail. A uPVC window to the rear elevation allows for plenty of natural light.

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## **BEDROOM 2**

3.44 m x 3.13 m

Another generously proportioned bedroom featuring an emulsion-finished ceiling with wallpapered walls and laminate flooring. The room benefits from a radiator and power points, along with a useful built-in storage space incorporating a hanging rail. A uPVC window to the front elevation provides natural light.

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## **BEDROOM 3**

2.69 m x 2.66 m

A practical bedroom with an emulsion-finished ceiling and walls and carpeted flooring. The room benefits from a radiator and power points, with a uPVC window to the front elevation providing natural light.

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## **EXTERIOR**

Front - To the front there are steps leading down to a concrete area, with terraced sections running alongside the steps. The property benefits from side access, adding practical convenience. At the side there are three block-built storage sheds, one of which houses a W.C., providing useful additional space and potential for conversion or refurbishment.

Rear - The rear garden features a patio area leading to a generous outdoor space. Although the garden would benefit from some TLC, it presents a fantastic opportunity to create a stylish, low-maintenance lawn or a beautiful entertaining area – perfect for family life or summer dining.

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# EPC

## FLOORPLAN



### **Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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