



**£280,000**  
freehold

**Rhigos Road,  
HirwaunCF44 9PS**

- EPC Rating: C
- Council Tax Band E
- 23ft lounge with two sets of french doors
- Double Width Driveway plus Integral Garage
- Modern Kitchen with some Integrated Appliances





## About The Property

This four bedroom detached dwelling set in a convenient location in the village of Hirwaun. This lovely home with integral garage is a blank canvass. The property would suit a growing family as close by there are the local schools, shops, bus links. NO CHAIN.

## Accommodation

### Entrance Hall

Door to front, access to living accommodation, cloakroom, integral garage and first floor

### Lounge

23' 8" x 12' 1" ( 7.21m x 3.68m )  
Two French doors to rear Access to kitchen

### Kitchen

16' 4" x 8' 8" ( 4.98m x 2.64m )  
Window to front and side, integral washing machine and dish washer, access to lounge

### Cloakroom

4' 9" x 2' 9" ( 1.45m x 0.84m )  
Low level wc, wash hand basin

### First Floor Landing

Window to front, access to bedrooms and bathroom

### Bedroom One



Gated access to driveway leading to integral garage and access to main entrance

### Integral Garage

Up and over door, wall mounted boiler

### Rear Garden

Artificial grass and decorative stone chip areas.

15' 1" x 11' 4" ( 4.60m x 3.45m )  
Window to rear

### Bedroom Two

12' 1" x 11' 8" ( 3.68m x 3.56m )  
Window to rear, access to ensuite shower room

### Ensuite

6' 6" x 2' 9" ( 1.98m x 0.84m )  
Window to side, shower cubicle, low level wc and wash hand basin

### Bedroom Three

12' 9" x 8' 4" ( 3.89m x 2.54m )  
Window to front

### Bedroom Four

8' 9" x 7' 6" ( 2.67m x 2.29m )  
Window to front

### Bathroom

9' x 4' 8" ( 2.74m x 1.42m )  
Window to side, three piece bathroom suite

### Front Garden



**Ground Floor**



**First Floor**

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