# Peter Alan - Aberdare



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# 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**

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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" (  $4.60m \times 3.45m$  ) Window to rear

## **Bedroom Two**

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

#### **Ensuite**

 $6'\ 6''\ x\ 2'\ 9''\ (\ 1.98\ m\ x\ 0.84\ m\ )$  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" (  $2.67m \times 2.29m$  ) Window to front

### **Bathroom**

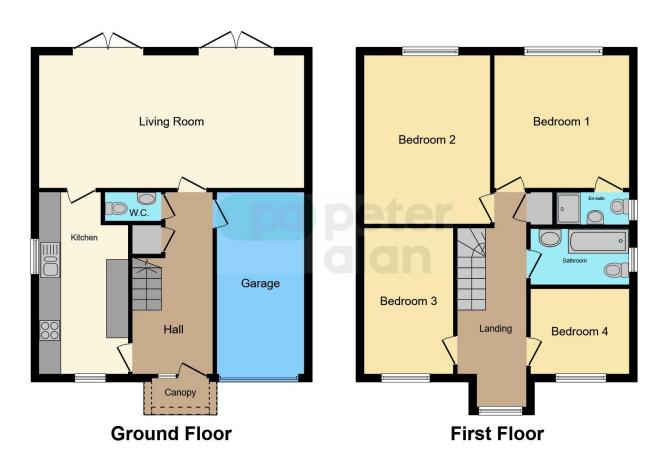
9'  $\times$  4' 8" (  $2.74m \times 1.42m$  ) Window to side, three piece bathroom suite

# **Front Garden**

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