

# 6 Oakbrook Drive, Hirwaun, Aberdare, CF44 9QS



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£450,000**



Detached House



# Property Description

**\*\* FIVE BEDROOM EXECUTIVE DETACHED ON CORNER PLOT \*\* DOUBLE GARAGE & LARGE DRIVEWAY \*\*** MGY are pleased to offer this executive, five bedroom detached family home situated at the end of a cul-de-sac within beautifully presented gardens. Designed by the current owners with accommodation briefly comprising; entrance hallway, lounge, sitting room, kitchen/breakfast room, utility room, dining room and WC to the ground floor. Upstairs are five spacious bedrooms including principle bedroom with en-suite, plus the family bathroom. Landscaped gardens to side and rear. Large driveway with parking for multiple vehicles. Superb views. EPC rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 2,117 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated near Aberdare Town Centre offering a selection of retail options and a bustling town centre full of amenities. Nearby is Aberdare park & Aberdare Country Park, with both offering superb walks and scenery on your doorstep. Hirwaun is on the edge of the Brecon Beacons only 10 minutes from Merthyr Tydfil town and retail parks, and approximately 20 miles from Cardiff; perfect for commuters with easy access to both the A470 & A465. Local bus stops and train station.

## ENTRANCE

Entered via large driveway with parking for multiple vehicles. External down lighters. Boundary wall with gated access to the side and rear garden.

## HALLWAY

14' 11" x 10' 0"(max) (4.56m x 3.05m)  
Entered via uPVC double glazed front door with matching side windows into spacious hallway. Doors to lounge, dining room, sitting room, kitchen/breakfast room, WC and cloakroom. Stairs to first floor. Tiled flooring. Two radiators. Spotlights.

## LOUNGE

13' 1" x 11' 6" (4,5m x 3.53m)  
uPVC double glazed window to front. Radiator.

## SITTING ROOM

15' 3" x 11' 1" (4.66m x 3.38m)  
uPVC double glazed French patio doors to rear garden. Radiator. Laminate wood flooring.

## KITCHEN/BREAKFAST ROOM

17' 8" x 11' 5" (5.40m x 3.49m)  
An open plan kitchen/breakfast room with door to dining room and under stair storage cupboard. The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted double oven and gas hob with extractor hood over. Integrated dishwasher, fridge and freezer. Tiled flooring and splash backs. Spotlights. uPVC double glazed window and French patio doors to rear with pleasant woodland views. Radiator.

## UTILITY ROOM

9' 8" x 5' 3" (2.95m x 1.62m)  
Fitted based units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine. Radiator. Tiled flooring and splash backs. Extractor fan. uPVC double glazed window and external door to rear. Door to integral garage.

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## DINING ROOM

11' 4" x 9' 10" (3.46m x 3.32m)  
uPVC double glazed window to front. Radiator.  
Doors to hallway and kitchen.

## WC

5' 10" x 2' 8" (1.80m x 0.83m)  
Low level WC and wash hand basin. Tiled flooring  
and splash back. Radiator. uPVC double glazed  
window to front.

## CLOAKROOM

0' 0" x 0' 0"  
Built in cloakroom.

## FIRST FLOOR

### LANDING

Doors to five bedrooms and the family bathroom.  
Airing cupboard. Loft access (pull down ladder,  
partly boarded, lighting).

### BEDROOM ONE

16' 7" x 11' 8" (5.08m x 3.57m)  
Fitted wardrobes and dressing table. uPVC double  
glazed window to front. Radiator. Door to en-suite.

### ENSUITE

7' 10" x 3' 2" (2.40m x 0.99m)  
Suite comprises low level WC, pedestal wash hand  
basin and fitted shower cubicle with mixer shower  
over. Tiled splash backs. uPVC double glazed  
obscure window to side. Radiator. Extractor fan.

### BEDROOM TWO

12' 4" x 11' 1" (3.76m x 3.40m)  
uPVC double glazed window to front. Radiator.

### BEDROOM THREE

13' 2" x 10' 2" (max)(4.02m x 3.10m)  
uPVC double glazed window to front. Radiator.

### BEDROOM FOUR

11' 1" x 10' 11" (max)(3.40m x 3.33m)  
uPVC double glazed window to rear with superb  
views. Radiator.

## BEDROOM FIVE/STUDY

10' 1" x 5' 7" (3.08m x 1.71m)  
uPVC double glazed window to rear with views.  
Radiator.

## BATHROOM

11' 7" x 9' 7" (3.55m x 2.94m)  
A large bathroom suite to include low level WC,  
pedestal wash hand basin, fitted shower cubicle,  
and panelled bath with shower attachment. Fully  
tiled walls and floor. Spotlights. Extractor fan. uPVC  
double glazed obscure window to rear. Ladder  
radiator.

## OUTSIDE

### SIDE GARDEN

Gated access from the driveway. Mainly laid to  
lawn with hedge border and raised vegetable bed.  
Boundary fence. External lighting. Leading to stone  
patio area and rear garden.

### REAR GARDEN

A well presented rear lawn with large stone patio  
and fantastic mountain views. External lighting.  
Power points. Boundary fence. Hedge borders.  
Outside tap.

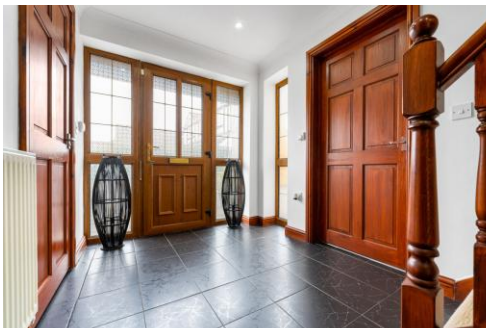
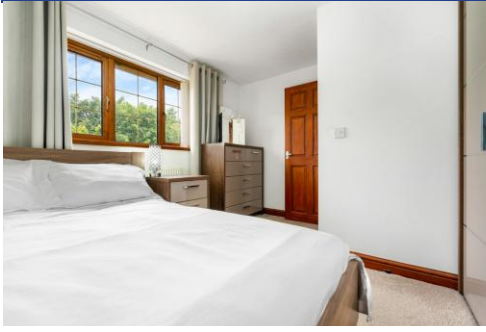
### DOUBLE GARAGE

An integral, double garage with electric roller  
shutter door. Light and power points. Wall mounted  
gas combination boiler. Loft access (boarded,  
lighting).

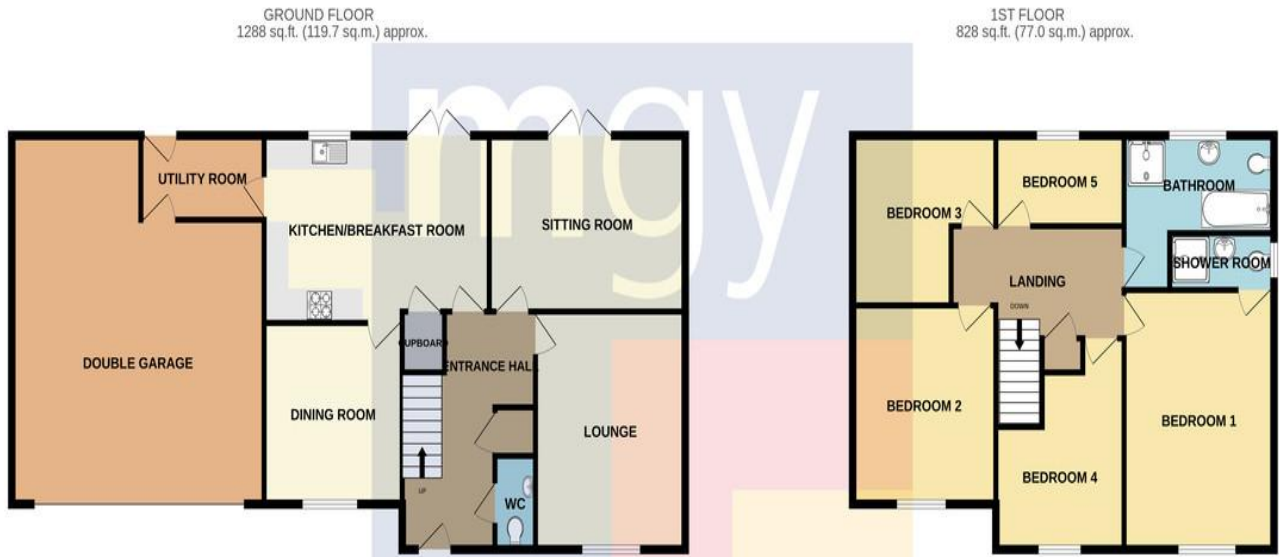
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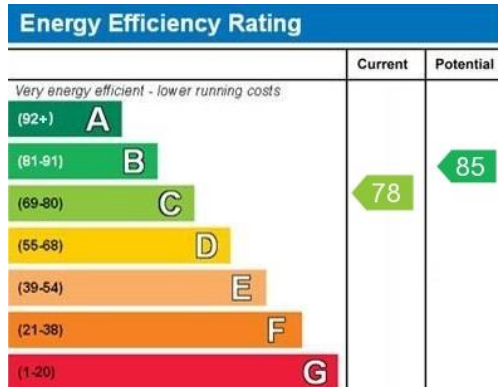


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TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.

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