



**Station Road, Hirwaun,
Aberdare, CF44 9TA.**

FOR SALE
£125,000



- **THREE BEDROOMS**
- **MOVE-IN READY**
- **CONVENIENT LOCATION**



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Property Description

A three-bedroom mid-terraced property located on Station Road in the popular village of Hirwaun. Move-in ready, this home offers a practical and comfortable living space, ideal for families or first-time buyers.

The property is approached via steps leading up to the front entrance, with lawns on either side of the pathway creating a neat and welcoming first impression. Inside, the lounge is a spacious and inviting area, with front-facing windows allowing natural light to fill the room and a staircase leading to the first floor.

The kitchen features white wall and base units with black work surfaces and a matching splashback, a breakfast bar, built-in double oven, hob with extractor, and a stainless steel sink. Doors from the kitchen lead to the utility room and downstairs bathroom. The utility provides tiled flooring and access to the rear garden, while the downstairs bathroom is fitted with Victorian-style wall tiles, a bath, separate shower, and a vanity unit.

Upstairs, the landing connects three well-proportioned bedrooms, all with laminate flooring and radiators, with two rooms featuring emulsion ceilings and one with an artex ceiling. Each bedroom has emulsion walls and front- or side-facing windows providing light throughout.

The rear garden offers a good-sized lawn and concrete area, providing a low-maintenance outdoor space.

Hirwaun is a village in Rhondda Cynon Taf, located at the north-western edge of the Cynon Valley in the historic county of Glamorgan, around 30 miles north of Cardiff. It lies just south of the Brecon Beacons, with Hirwaun Common and Craig-y-Llyn rising to the west, offering pleasant surroundings while remaining well connected to the wider area.

Front

Steps lead up to the front entrance, with a lawn on either side of the pathway creating a neat and tidy approach to the home. The layout offers a pleasant first impression and a practical outdoor space that's easy to maintain.

Porch

1.60 m x 1.90 m

Entered via a white uPVC front door, the porch features an artex ceiling, emulsion-painted walls, and carpeted flooring. An internal door provides access through to the living room.

Living Room

6.00 m x 4.20 m

A spacious living room featuring emulsion-finished ceilings and walls, with a wallpapered feature wall adding character to the main elevation. The room is fitted with carpeted flooring, a radiator, and multiple power points. Two windows to the front aspect provide good natural light. A staircase leads to the first floor, and a door gives access through to the kitchen.

Kitchen

3.70 m x 2.90 m

A spacious kitchen fitted with emulsion-finished ceilings and walls and vinyl flooring. The room offers a range of white wall and base units complemented by black work surfaces and a matching splashback, along with a matching breakfast bar providing additional workspace and seating.

Features include a stainless steel sink unit, built-in double oven, fitted hob with extractor hood above, radiator, and multiple power points. A uPVC window to the side aspect allows for natural light. Doors lead through to the utility room and the bathroom.



Utility Room

The utility room features a panel ceiling, emulsion and panelled walls, and tiled flooring. A uPVC window to the rear provides natural light, and a door leads directly to the exterior.



Bathroom

3.10 m x 1.80 m

The downstairs bathroom features an emulsion ceiling and floral Victorian-style wall tiles, with tile-effect flooring underfoot. It includes a bath, a separate shower cubicle, a radiator, and a vanity unit providing storage. A uPVC window to the side aspect allows natural light into the space.



Landing

3.30 m x 0.00 m

An extended landing with an artex ceiling, emulsion-painted walls, and carpeted flooring, providing access to Bedrooms 1, 2, and 3.



Bedroom 1

3.70 m x 2.80 m

A spacious bedroom with an artex ceiling, emulsion-painted walls, and laminate flooring. The room is fitted with a radiator, power points, and a window to the side aspect.

Bedroom 2

3.30 m x 3.10 m

A well-proportioned bedroom with an emulsion ceiling, emulsion-painted walls, and laminate flooring. The room includes a radiator, power points, and a window to the front aspect.



Bedroom 3

3.30 m x 2.80 m

A well-sized bedroom with an emulsion ceiling and walls, and laminate flooring. The room is fitted with a radiator, power points, and a window to the front.



Exterior

Steps lead up to a good-sized lawn and a concrete area, providing a practical and low-maintenance outdoor space.







EPC



Misdescriptions Act 1991

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