



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Penderyn Road

Hirwaun, Aberdare, CF44 9RU

£399,000



Nestled in the popular Penderyn Road, Hirwaun, Aberdare, this detached house offers a perfect blend of modern comfort and countryside tranquillity. Boasting three reception rooms, three bedrooms, and two bathrooms, this property is ideal for a growing family seeking a spacious abode.

As you step inside, you are greeted by a warm and inviting atmosphere, with a porch leading to a hallway. The house features a lounge, a sitting room, and a sunroom, providing ample space for relaxation and entertainment. The fitted kitchen/diner is perfect for family meals, while the utility room adds convenience to daily chores.

The three double bedrooms offer comfort and privacy, with the fourth bedroom converted into a second bathroom, catering to the needs of a modern family. The gas central heating and double glazing ensure warmth and energy efficiency throughout the year.

One of the standout features of this property is the private semi-rural setting, offering a peaceful retreat from the hustle and bustle of city life. With good road links to Swansea and Merthyr Tydfil, you can enjoy the best of



Entrance Porch

Tiled floor.

Hallway

Radiator. Stairs to first floor.

Sitting Room

Double glazed window to front aspect. Radiator.

Lounge/diner 28'2 x 14'4 (8.59m x 4.37m)

Double glazed window to front aspect. Gas burning stove. 2 x radiators. Patio doors gives access to

Sun Room

Fitted Kitchen/diner 12'4 x 16 (3.76m x 4.88m)

Utility room

Stainless steel sink unit. Provision for plumbed in washing machine. Upvc double glazed window to side aspect.

Downstairs cloakroom

Modern suite in white comprising wash hand basin and w.c.,

Garage 17' x 12' (5.18m x 3.66m)

Wall mounted gas boiler serving hot water and heating system.

Landing

Storage cupboard.

Bedroom 1 14'5 x 17'4 (4.39m x 5.28m)

Radiator. Double glazed window to front and side aspect. Built-in wardrobe.

Bedroom 2 9'3 x 13'6 (2.82m x 4.11m)

Radiator. Double glazed window to rear aspect. Built-in wardrobe.

Modern Bathroom (former 4th bedroom) 9'9 x 12'7 (2.97m x 3.84m)

With bath, wash hand basin and w.c., in white. Double glazed

Bedroom 3 9'6 x 12'10 (2.90m x 3.91m)

Radiator. Double glazed window to front aspect. Wardrobe

Bathroom 6'7 x 9 (2.01m x 2.74m)

Outside

Double gates gives access to driveway

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

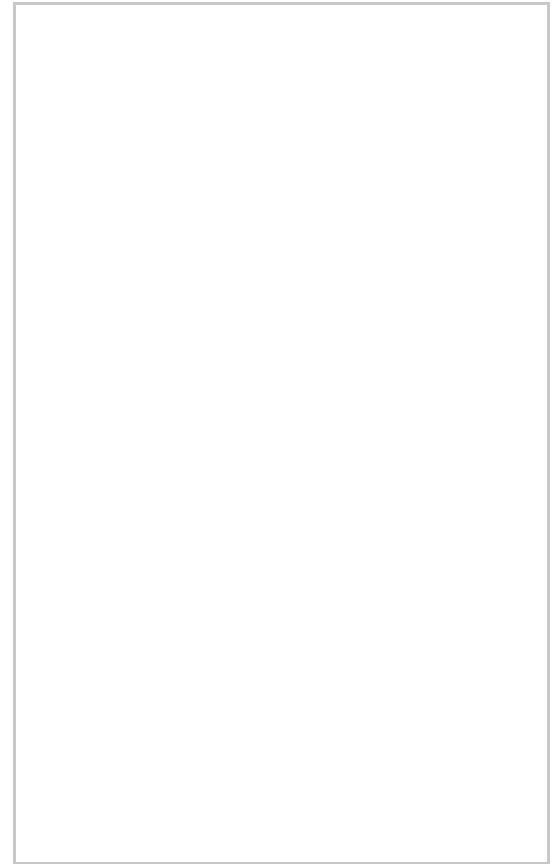
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

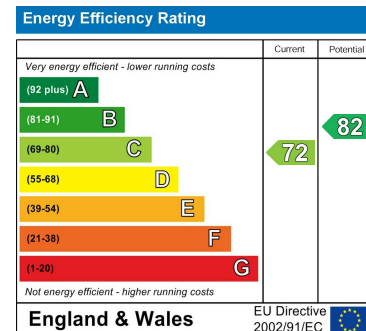
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>