



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Cefndon Terrace

Hirwaun, Aberdare, CF44 9TE

£149,995



Located in the charming area of Hirwaun, Aberdare, this delightful semi-detached house on Cefndon Terrace offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The three good sized bedrooms are ideal for families or those seeking extra room for guests or a home office.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the spacious garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the off-road parking accommodates up to two vehicles, making it a practical choice for families or those with multiple cars.

For those who require easy access to transport links, this property is well-positioned with excellent connections to major roads, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

In summary, this semi-detached house in Hirwaun is a fantastic opportunity for anyone looking for a comfortable family home with ample space, a lovely garden, and convenient parking. Don't miss the chance to make this charming property your own.



**Entrance Porch**

UPVC sliding doors to front. Internal UPVC double glazed door. Radiator. Understairs storage.

**Living Room 11'00 x 13'00 (3.35m x 3.96m)**

UPVC double glazed window to front. Back boiler housing hot water heating.

**Dining Room 9'07 x 10'07 (2.92m x 3.23m )**

UPVC patio doors to rear. Radiator

**Kitchen 10'08 x 7'04 (3.25m x 2.24m)**

UPVC door to side and UPVC double glazed window to rear. Electric hob. Integrated microwave/oven. Integrated fridge and freezer. Integrated washing machine.

**Landing**

UPVC double glazed window to side. Loft access.

**Family Bathroom**

UPVC double glazed window to rear. Heated towel rail. Vanity unit with handwash basin and WC. Shoer.

**Bedroom 1 13'00 x 10'06 (3.96m x 3.20m )**

UPVC double glazed window to front. Radiator.

**Bedroom 2 10'06 x 10'08 (3.20m x 3.25m )**

UPVC double glazed window to rear. Radiator. Cupboard housing water tank.

**Bedroom 3 6'06 x 9'04 (1.98m x 2.84m )**

UPVC double glazed window to front.

**Outside**

Driveway. Detached garage. Paved patio area. Outside tap.

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The Property Misdescription Act 1991

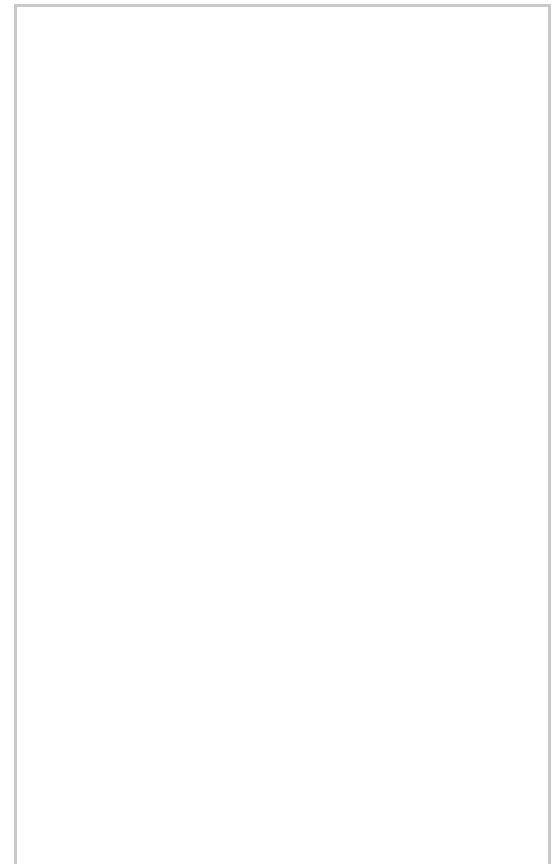
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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