MANNING
Estate Agents Limited

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Llys Cynon

Hirwaun, Aberdare, CF44 9PR

Offers Over £250,000

3 2 3

Located in the tranquil area of Llys Cynon, Hirwaun, Aberdare, this charming detached house offers a perfect blend of comfort and serenity. With three generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two modern bathrooms add convenience to daily living.

One of the standout features of this home is its beautiful and peaceful views overlooking green fields, creating a picturesque backdrop that enhances the overall appeal of the property. The spacious layout allows for a comfortable lifestyle, making it an ideal choice for families or those seeking a bit more room to breathe.

Additionally, the property includes parking for two vehicles, ensuring that you and your guests have easy access. This delightful home is not just a place to live; it is a sanctuary where you can enjoy the beauty of nature while being conveniently located near local amenities. If you are looking for a spacious and inviting home in a serene setting, this property is certainly worth considering.

Entrance Porch
Composite front door.

Entrance Hall
Radiator. Storage.

Reception Room 1/ Study 16'01 x 8'01 (4.90m x 2.46m)
UPVC double glazed window to front. Radiator.

Reception Room 2 15'04 x 11'03 (4.67m x 3.43m)
UPVC double glazed patio doors to rear. Radiator.

Kitchen Diner 15'05 x 11'03 (4.70m x 3.43m)
UPVC double glazed window to front. Provisions for fridge/freezer/washer/dryer. Radiator.

Conservatory 11'04 x 9'06 (3.45m x 2.90m)
UPVC double glazed. Radiator.

Cloakroom 5'09 x 3'11 (1.75m x 1.19m)
UPVC double glazed window to front. W.C. Handwash basin. Radiator.

Landing
Attic trap.

Bedroom 1 11'11 x 11'05 (3.63m x 3.48m)
UPVC double glazed window to front. Radiator.

Bedroom 2 13'09 x 8'03 (4.19m x 2.51m)
UPVC double glazed window to front. Radiator.

Bedroom 3 14'00 x 11'04 (4.27m x 3.45m)
UPVC double glazed window to side. Radiator.

Bathroom 11'04 x 5'06 (3.45m x 1.68m)
Skylight. Corner bath. Handwash basin. Heated towel rail. W.C.

Outside
Driveway. Lawn. Gravel.

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

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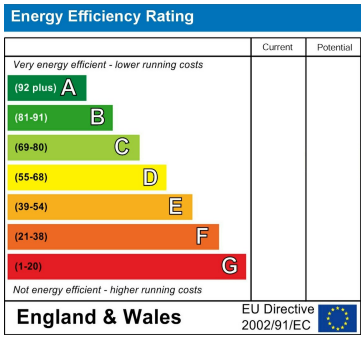
Area Map

Floor Plans

Energy Efficiency Graph



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