



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Tirfounder Road

Aberdare, CF44 0BE

£154,995



Located on Tirfounder Road in Cwmbach, Aberdare, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas.

The house boasts two spacious bedrooms, providing a peaceful retreat for rest and relaxation. Each bedroom is filled with natural light, creating a warm and welcoming atmosphere. Additionally, the property features two bathrooms, a valuable asset that enhances convenience for both residents and guests alike.

Situated in a friendly neighbourhood, this home is ideally located to take advantage of local amenities, schools, parks and transport links, making it perfect for families or individuals looking for a vibrant community. The terraced design adds to the character of the property, while also offering a beautiful large garden for those who enjoy a touch of gardening or outdoor leisure.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for anyone looking to settle in Aberdare. With its appealing features and prime location, this terraced house is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.



### Entrance Hall

UPVC double glazed door to front.

### Reception 1 11'10 x 11'02 (3.61m x 3.40m)

UPVC double glazed window to front. Radiator x2. Storage.

### Reception 2 13'10 x 8'09 (4.22m x 2.67m)

UPVC double glazed window to front. Radiator x1.

### Kitchen 14'09 x 8'02 (4.50m x 2.49m)

UPVC double glazed window and door to rear. Electric oven. Gas hob. Provisions for washer/dryer/fridge/freezer. Radiator x1. Tiled floor.

### Downstairs Bathroom 7'11 x 4'07 (2.41m x 1.40m)

UPVC double glazed window to rear. Shower. W.C. Vanity hand wash basin. Heated towel rail. Tiled floor.

### Landing

Attic Trap

### Bedroom 1 13'00 x 7'11 x 13'09 (3.96m x 2.41m x 4.19m)

UPVC double glazed window to front. Radiator x1. Walk-in storage.

### Bedroom 2 9'01 x 7'10 (2.77m x 2.39m )

UPVC double glazed window to front. Radiator x1.

### Upstairs Bathroom 7'04 x 6'08 (2.24m x 2.03m )

UPVC double glazed window to rear. Bath with shower. Hand wash basin. W.C. Radiator x1.

### Outside

Lawn. Patio.

### 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.

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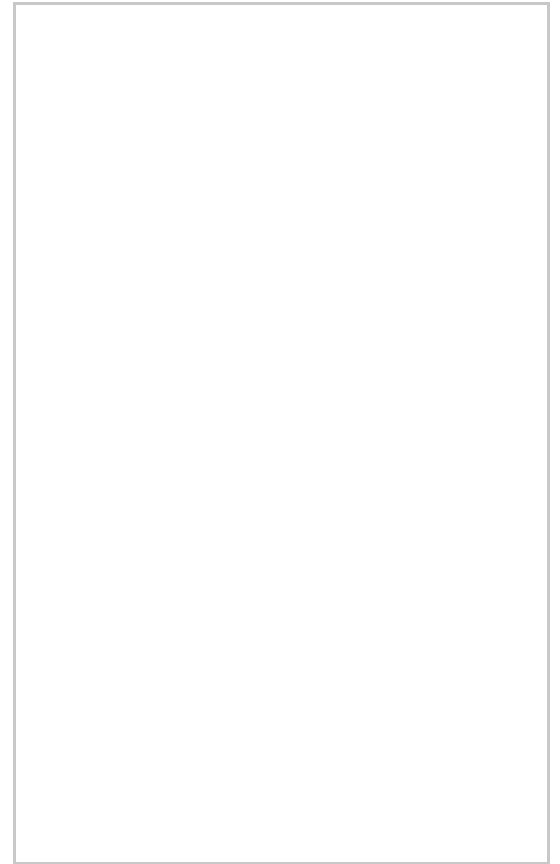
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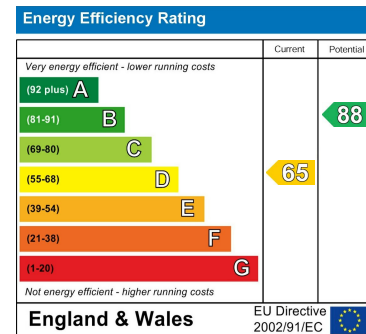
## Area Map



## Floor Plans



## Energy Efficiency Graph



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