



Hafan Hedd, Gwawr Street, Aberdare, CF44 6YP

£195,000 Freehold

New Build Property • Beautifully Presented • Convenient Location for Local Amenities • Kitchen having Integrated Appliances • Modern Bathroom and Cloakroom • Rear Garden • Off Road Parking



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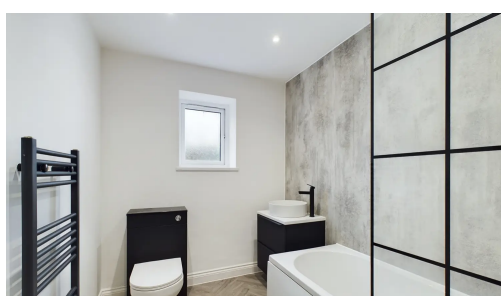
A beautifully presented, three bedroom, semi-detached property situated to the outskirts of Aberdare. The accommodation comprises an entrance hall, cloakroom/W.C., kitchen having a range of wall and base units, integrated fridge/freezer, electric hob with extractor over, integrated oven and space for a washing machine. Reception room having French doors to the garden. Staircase having glass balustrade leading to the first floor landing having access to the loft space. Three bedrooms, bedroom one having a storage cupboard and modern bathroom having shower over the bath and vanity wash hand basin. To the side of the property is a driveway leading to the rear garden having fenced boundaries and being laid to lawn and patio, outside light. Further benefits include a smoke alarm with sprinkler system and slate-grey double glazing. The property is situated opposite the local primary school and is convenient for the local amenities including the train and bus stations approximately 1 mile away. Early viewing highly recommended.

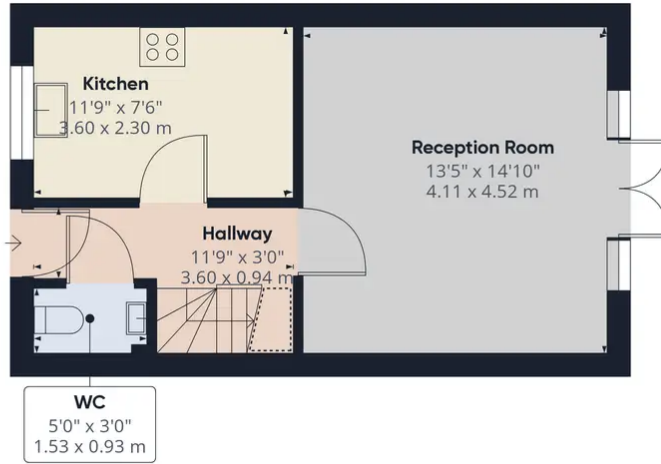


Tenure: Freehold

Council Tax Band: To be Determined

Energy Efficiency Rating: B





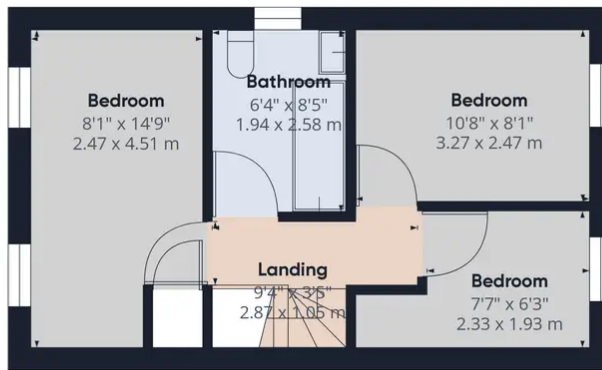
Ground Floor

Approximate total area¹⁾

720.99 ft²
66.98 m²

Reduced headroom

7.52 ft²
0.7 m²



Floor 1

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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