



Ty Teulu, Ty Bruce Lane, Hirwaun, CF44 9TD

Offers In Excess of **£380,000**



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Ty Teulu, Ty Bruce Lane

Hirwaun, Aberdare

- Beautifully Presented Property
- Highly Sought After Village Location
- Two Reception Rooms
- Utility Room and Ground Floor W.C.
- Four Bedrooms
- En-suite Shower Room and Bathroom
- Gardens
- Garage and Off Road Parking
- EPC Rating: C

A beautifully presented and characterful, four bedroom detached property in the popular village of Hirwaun. On entering the property is a spacious hallway having a tiled floor leading off is the first reception room with bay window, wood flooring and fireplace with inset log-burner. Kitchen having a range of wall and base storage units, granite worktops, central island unit and range cooker, utility room and ground floor cloakroom/W.C.. The second reception room has French doors to the rear garden. To the first floor are four bedrooms, the master bedroom having an en-suite shower room, and bathroom having a separate shower cubicle.



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At the front of the property a block-paved driveway provides off road parking for several vehicles leading to an integral garage and flower beds. A pathway at the side leads to the rear garden which is mostly laid to patio having a decked area, fixed gazebo, built-in pizza oven and summerhouse/shed.

The property benefits superb views over the Hirwaun Mountain and beyond. The popular village of Hirwaun offers local amenities and schools. Early viewing of this property is highly recommended.

Council Tax band: E

Tenure: Freehold

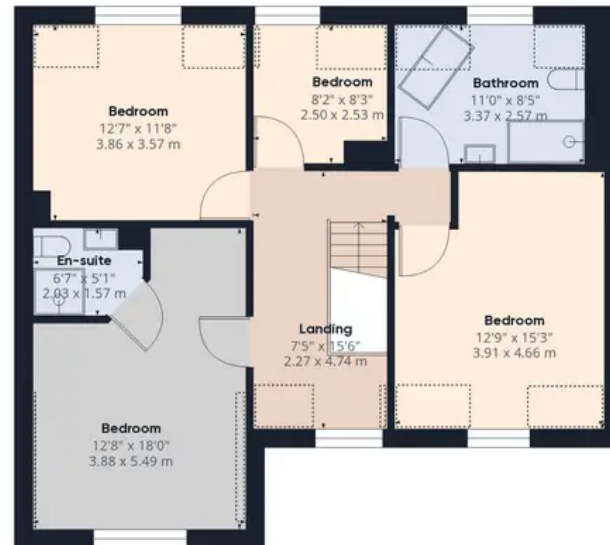
EPC Energy Efficiency Rating: C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1814.35 ft²

168.56 m²

Reduced headroom

90.73 ft²

8.43 m²

(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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