



25 Harris Street, Hirwaun, CF44 9NP

£95,000 Freehold

Ideal First Time Buy • Requiring Some Modernisation • Open-Plan Kitchen/Living Area • Two Bedrooms • Bathroom and Cloakroom/W.C. • Double Glazing and a Gas Central Heating System



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A two bedroom mid-terrace property in need of some modernisation, being situated within the sought after village of Hirwaun within approximately 0.25 of the local amenities. The accommodation comprises an entrance hallway, cloakroom/W.C., open-plan kitchen/living area and to the first floor are two double bedrooms and bathroom. Benefits include UPVC double glazing and a gas central heating system. To the outside is a paved garden having raised beds. Ideal first time buy.

Agents Note: We are advised access to the rear is shared with a neighbouring property.



Council Tax band: A

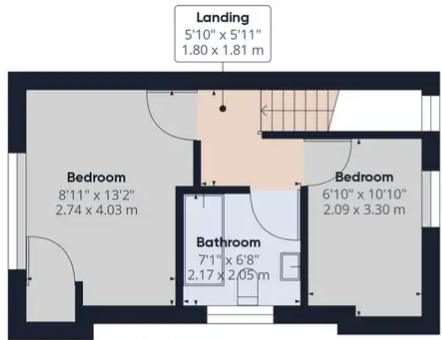
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



Floor 1

Approximate total area⁽¹⁾

661.25 ft²
61.43 m²

Reduced headroom

9.86 ft²
0.92 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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