



**Fair View, Hirwaun, Aberdare.
CF44 9RY**

**FOR SALE
£192,000**



- **SEMI-DETACHED BUNGALOW**
- **ADDITIONAL VERSATILE ROOM**
- **LOW MAINTENANCE PRIVATE GARDEN**



3



1



2



Property Description

We're delighted to bring to market this beautifully presented semi-detached bungalow, located in the highly sought after and peaceful area of Fairview, Hirwaun. This fantastic home is full of charm, space, and versatility – perfect for those looking for comfortable single-level living with plenty of room to enjoy.

As you approach the property, you're welcomed by a beautifully landscaped front garden and a generous driveway offering off-road parking for multiple vehicles as well as a single garage.

Inside, the property boasts two generously sized bedrooms and a well-appointed family bathroom, all finished to a high standard. Step into a bright, airy, and exceptionally spacious open-plan living area that flows effortlessly into the stylish kitchen and dining space. It's a brilliant layout that's perfect for both everyday living and entertaining guests. There's also a handy separate W/C for added convenience. There is also a fantastic additional room – ideal as a third bedroom, second lounge, home office, gym, or playroom. It really offers endless possibilities.

To the rear, you'll find a fantastic, low-maintenance flat garden – a real sun trap with plenty of space for outdoor seating and entertaining. It also features a quirky fish pond that was previously used as a swimming pool, it adds a touch of character to this lovely outdoor space.

Fairview is a lovely, tucked-away location – peaceful and friendly, yet just a stone's throw from local amenities and excellent transport links. Homes like this don't come up often in such a sought-after spot – early viewing is highly recommended!

ENTRANCE HALLWAY

Enter via front door into hallway. Emulsion walls and ceiling. Grey wooden style laminate flooring. Doors into bedrooms, bathroom and lounge.



BEDROOM 1

5.28 m x 3.05 m

Emulsion walls and ceiling. Grey wooden style laminate flooring. Radiator. Power points. UPVC window to front.



BEDROOM 2

2.67 m x 2.57 m

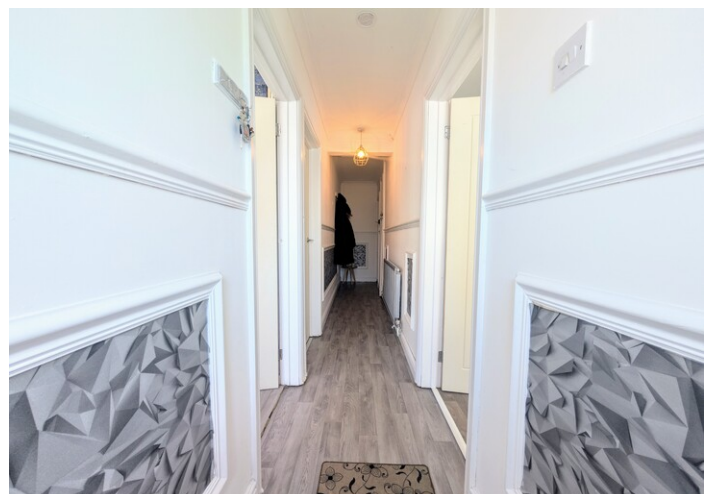
Emulsion walls and ceiling. Grey wooden style laminate flooring. Radiator. Power points. UPVC window to front.



BATHROOM

2.51 m x 1.63 m

Emulsion ceiling. Panelled walls. Wooden style laminate flooring. Three-piece suite comprising toilet, wash basin and bath with wall-mounted overhead shower and glass shower screen. Heated towel rail. UPVC window to the side.



LOUNGE

6.78 m x 4.52 m

Emulsion walls and ceiling. Wooden style laminate flooring. Power points. Radiator. Entry ways to kitchen and dining room.



KITCHEN

2.67 m x 2.54 m

Emulsion walls with partial white tiles. Emulsion ceiling. Wooden style laminate flooring. White wall and base units with dark counter tops. Induction hob. Inter grated oven. Stainless steel sink. Plumbed for washing machine. Power points. UPVC window to side.



DINING ROOM

4.65 m x 1.98 m

Emulsion walls. Emulsion ceiling with spotlights. Black marble effect tiled flooring. UPVC windows to rear. Door to w/c and additional room.



W/C

1.42 m x 0.89 m

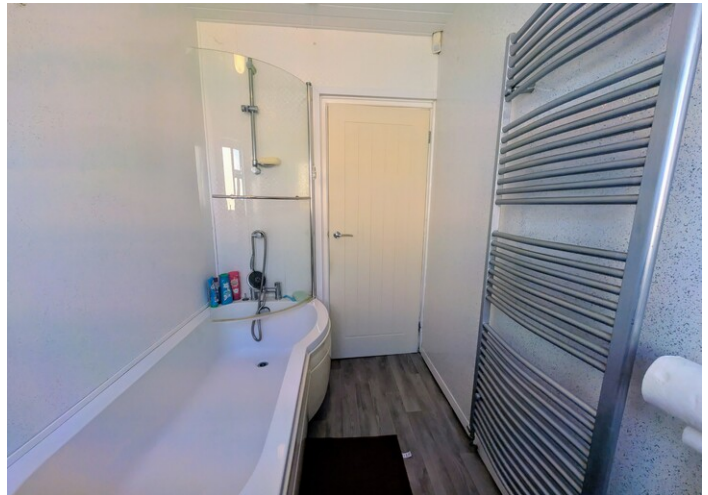
Emulsion walls and ceiling. Grey wooden style laminate flooring. Toilet and wash basin. Wall mounted vanity unit.

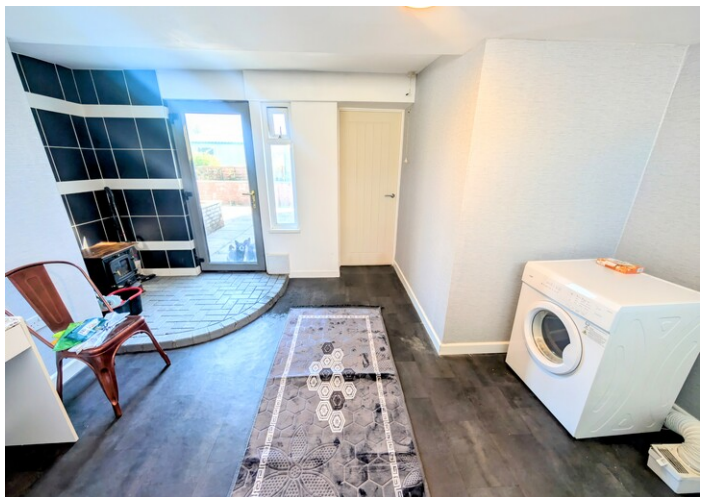


ADDITIONAL ROOM

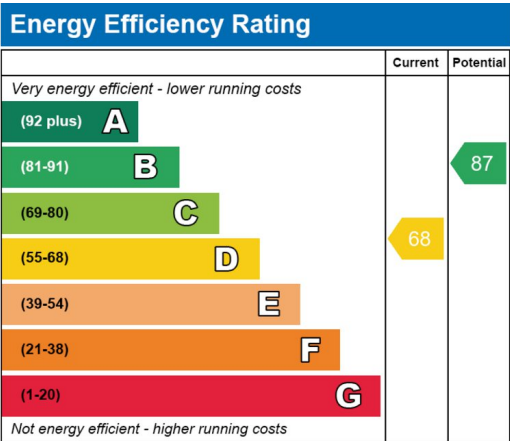
3.81 m x 3.40 m

Emulsion ceiling. Lino flooring.
Wallpapered walls. UPVC window to
side. Door to rear garden. Door to
garage. Power points.

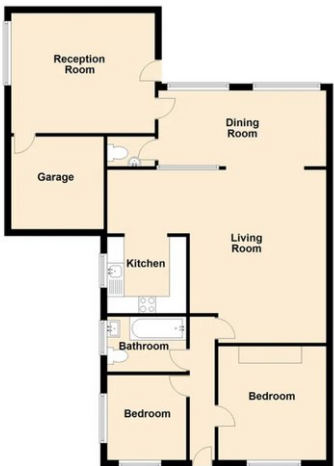








FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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