

6 Oakbrook Drive, Hirwaun, Aberdare, CF44 9QS



Estate Agents and
Chartered Surveyors

Asking Price Of

£550,000



Detached Property With Over 5 Acres

5

2

3

3

Property Description

**** FIVE BEDROOM EXECUTIVE DETACHED WITH OVER 5 ACRES OF LAND ** WELL PRESENTED THROUGHOUT ** DOUBLE GARAGE & LARGE DRIVEWAY **** MGY are pleased to offer this executive, five bedroom detached family home situated at the end of a cul-de-sac within beautifully presented gardens and over 5 acres (2.0 ha) of agricultural land. Designed by the current owners with accommodation briefly comprising; entrance hallway, lounge, sitting room, kitchen/breakfast room, utility room, dining room and WC to the ground floor. Upstairs are five spacious bedrooms including principle bedroom with en-suite, plus the family bathroom. Landscaped gardens to side and rear. Lane access and gate to land. Large driveway with parking for multiple vehicles. Superb views. EPC rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 2,117 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated near Aberdare Town Centre offering a selection of retail options and a bustling town centre full of amenities. Nearby is Aberdare park & Aberdare Country Park, with both offering superb walks and scenery on your doorstep. Hirwaun is on the edge of the Brecon Beacons only 10 minutes from Merthyr Tydfil town and retail parks, and approximately 20 miles from Cardiff; perfect for commuters with easy access to both the A470 & A465. Local bus stops and train station.

ENTRANCE

Entered via large driveway with parking for multiple vehicles. External down lighters. Boundary wall with gated access to the side and rear garden.

HALLWAY

14' 11" x 10' 0"(max) (4.56m x 3.05m)
Entered via uPVC double glazed front door with matching side windows into spacious hallway. Doors to lounge, dining room, sitting room, kitchen/breakfast room, WC and cloakroom. Stairs to first floor. Tiled flooring. Two radiators. Spotlights.

LOUNGE

13' 1" x 11' 6" (4.5m x 3.53m)
uPVC double glazed window to front. Radiator.

SITTING ROOM

15' 3" x 11' 1" (4.66m x 3.38m)
uPVC double glazed French patio doors to rear garden. Radiator. Laminate wood flooring.

KITCHEN/BREAKFAST ROOM

17' 8" x 11' 5" (5.40m x 3.49m)
An open plan kitchen/breakfast room with door to dining room and under stair storage cupboard. The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted double oven and gas hob with extractor hood over. Integrated dishwasher, fridge and freezer. Tiled flooring and splash backs. Spotlights. uPVC double glazed window and French patio doors to rear with pleasant woodland views. Radiator.

UTILITY ROOM

9' 8" x 5' 3" (2.95m x 1.62m)
Fitted based units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine. Radiator. Tiled flooring and splash backs. Extractor fan. uPVC double glazed window and external door to rear. Door to integral garage.

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DINING ROOM

11' 4" x 9' 10" (3.46m x 3.32m)
uPVC double glazed window to front. Radiator.
Doors to hallway and kitchen.

WC

5' 10" x 2' 8" (1.80m x 0.83m)
Low level WC and wash hand basin. Tiled flooring
and splash back. Radiator. uPVC double glazed
window to front.

CLOAKROOM

Built in cloak room.

FIRST FLOOR

LANDING

Doors to five bedrooms and the family bathroom.
Airing cupboard. Loft access (pull down ladder,
partly boarded, lighting).

BEDROOM ONE

16' 7" x 11' 8" (5.08m x 3.57m)
Fitted wardrobes and dressing table. uPVC double
glazed window to front. Radiator. Door to en-suite.

ENSUITE

7' 10" x 3' 2" (2.40m x 0.99m)
Suite comprises low level WC, pedestal wash hand
basin and fitted shower cubicle with mixer shower
over. Tiled splash backs. uPVC double glazed
obscure window to side. Radiator. Extractor fan.

BEDROOM TWO

12' 4" x 11' 1" (3.76m x 3.40m)
uPVC double glazed window to front. Radiator.

BEDROOM THREE

13' 2" x 10' 2" (max)(4.02m x 3.10m)
uPVC double glazed window to front. Radiator.

BEDROOM FOUR

11' 1" x 10' 11" (max)(3.40m x 3.33m)
uPVC double glazed window to rear with superb
views. Radiator.

BEDROOM FIVE/STUDY

10' 1" x 5' 7" (3.08m x 1.71m)
uPVC double glazed window to rear with views.
Radiator.

BATHROOM

11' 7" x 9' 7" (3.55m x 2.94m)
A large bathroom suite to include low level WC,
pedestal wash hand basin, fitted shower cubicle,
and panelled bath with shower attachment. Fully
tiled walls and floor. Spotlights. Extractor fan. uPVC
double glazed obscure window to rear. Ladder
radiator.

OUTSIDE

SIDE GARDEN

Gated access from the driveway. Mainly laid to
lawn with hedge border and raised vegetable bed.
Boundary fence. External lighting. Leading to stone
patio area and rear garden.

REAR GARDEN

A well presented rear lawn with large stone patio
and fantastic mountain views. External lighting.
Power points. Boundary fence. Hedge borders.
Outside tap. Gated access to rear lane leading to
agricultural land.

DOUBLE GARAGE

An integral, double garage with electric roller
shutter door. Light and power points. Wall mounted
gas combination boiler. Loft access (boarded,
lighting).

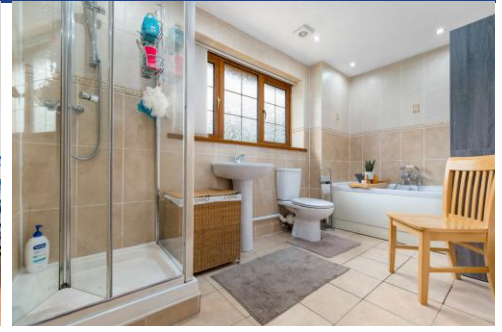
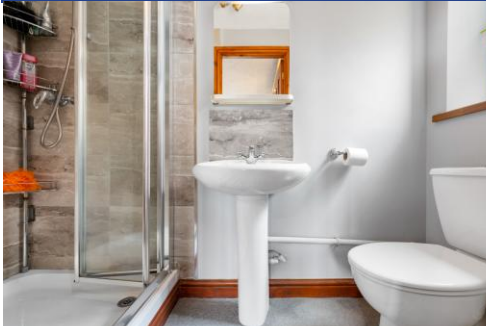
LAND

Included in the asking price is over 5 acres of
agricultural land currently split in two, with stock
fencing. Field shelter. Mature trees, hedging and
shrubs. Running along the bottom of the field is the
River Cynon.

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GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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