



**Railway Terrace, Hirwaun,
Aberdare, CF44 9TH.**

FOR SALE
£169,995



- **2 Bedrooms (formerly 3)**
- **Move in ready**
- **Low maintenance garden**



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Property Description

T Samuel Estate Agents are pleased to present this deceptively spacious 2 bedroom mid-terrace property located on the ever-popular Railway Terrace in Hirwaun – a charming village on the edge of the Brecon Beacons, with excellent access to local amenities and transport links.

Previously configured as a 3-bedroom home, this well-proportioned property has been thoughtfully adapted to provide two generous double bedrooms, with the master featuring a walk in wardrobe, offering an abundance of space and flexibility. For buyers seeking a third bedroom, the layout could easily be reinstated to its original three-bedroom design, subject to personal preference.

The property features a rendered façade, gas combi boiler central heating, and uPVC double glazing throughout. Internally, it boasts a bright and airy lounge, a modern fitted kitchen, a spacious family bathroom, and a low-maintenance rear garden.

Situated within walking distance of shops, schools, and public transport, and just minutes from the A465 for easy commuting, this home represents a superb opportunity for first-time buyers, families, or investors alike.

Early viewing is highly recommended to appreciate the potential and generous proportions on offer.

Hallway

3.10 m x 0.96 m

The front door opens into a good-sized hallway separating the entrance from the living room, providing both a welcoming feel and convenience. Decorated with brick textured wallpaper along with a section of smooth emulsion walls the hallway houses the electric meter and consumer unit. The hallway also benefits from a radiator and tiled floor.



Living Room

6.65 m x 3.80 m

The beautifully presented open-plan lounge and dining area exudes warmth and style, perfect for modern family living. The space is tastefully decorated in neutral tones, complemented by elegant touches such as feature wallpaper, a textured ceiling, and stylish lighting fixtures. The room includes quality wood-effect laminate flooring

The lounge offers a welcoming atmosphere and is ideal for relaxing, entertaining guests or enjoying family meals. Natural light floods the room through a large front-facing window whilst stylish column radiators will keep the room at a cosy temperature in colder months.

This room truly offers the perfect blend of comfort, functionality, and contemporary charm.



Kitchen

3.90 m x 2.75 m

This stunning contemporary kitchen offers both style and practicality in equal measure. Finished to a high standard, the space features a range of sleek high-gloss white cabinetry with chrome handles, complemented by rich wood-effect worktops and a stylish tiled splashback.

Flooded with natural light, the kitchen benefits from dual aspect windows and a partially glazed door leading to the rear garden.

The thoughtful layout provides ample storage and generous worktop space, with a breakfast bar creating the perfect spot for casual dining or a morning coffee. The eye-catching feature wallpaper adds a splash of personality, while the glossy tiled floor enhances the light and spacious feel of the room.

A fantastic heart-of-the-home kitchen, ideal for family living and entertaining.

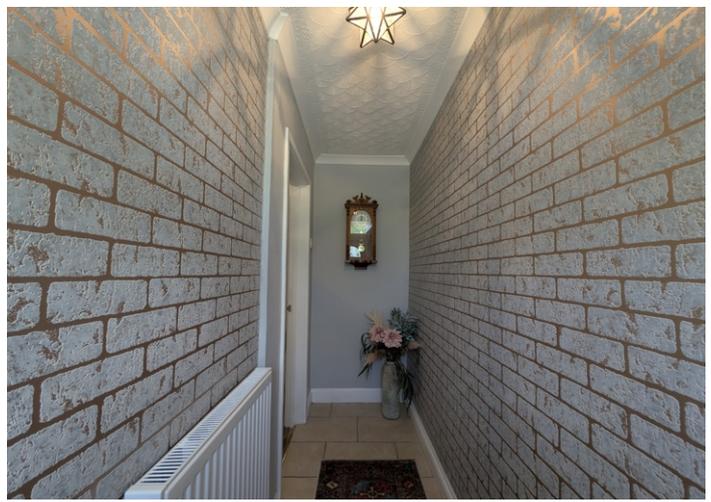


Stairs & Landing

This stylish and well-maintained stairs and landing area provides an elegant link between the home's living room and upstairs rooms, offering both practicality and charm. The eye-catching feature wall with a bold geometric pattern adds a touch of luxury, perfectly complemented by soft grey tones and plush carpeting underfoot.

A beautiful crystal-style pendant light creates a warm, welcoming ambience. The white balustrade and trim lend a classic finish, enhancing the sense of space and light.

With direct access to the main upstairs rooms and a continuation of the home's tasteful décor, this landing is both functional and visually appealing—an ideal transition space within a thoughtfully designed interior.



Master Bedroom with Walk in Wardrobe

3.79 m x 2.96 m

This impressive master bedroom is a true sanctuary, thoughtfully designed to combine comfort, style, and practicality. The generously sized room features a striking navy feature wall that perfectly complements the soft grey tones, creating a sophisticated and calming ambience.

A large window with fitted blinds bathes the room in natural light, highlighting the elegant dark wood laminate flooring and enhancing the sense of space. The beautifully detailed ceiling adds character and charm.

This master suite also boasts a highly desirable walk-in wardrobe (measuring 1.7m x 2.2m), offering ample storage and ensuring the bedroom remains clutter-free and serene. There would be the option to convert the walk-in wardrobe back into a third bedroom if desired.

A stunning master bedroom that offers both luxury and functionality - ideal for buyers seeking a move-in-ready home with standout features.



Bedroom 2

3.97 m x 2.73 m

This beautifully appointed double bedroom exudes contemporary style and comfort, perfect for use as a second bedroom or luxurious guest suite. The room is thoughtfully designed with a modern aesthetic, featuring a striking wall of floor-to-ceiling fitted wardrobes with sleek sliding doors, providing generous storage while maintaining a streamlined look.

A soft, neutral palette on the walls is complemented by rich dark wood flooring, creating a warm and inviting ambience. Recessed spotlights above the bed add a touch of sophistication and practical lighting, while the statement ceiling light enhances the room's modern feel. Large windows allows natural light to fill the space, making it bright and airy.

This stylish bedroom is ideal for buyers looking for a move-in-ready home with high-quality finishes throughout.



Bathroom

2.86 m x 2.72 m

This stunning family bathroom offers a spacious, contemporary retreat designed for both comfort and luxury. Featuring a modern four-piece suite, the room includes a stylish corner shower with curved glass enclosure and electric shower, a separate bathtub perfect for relaxing soaks, a sleek pedestal sink, and a low-level WC.

The décor is fresh and modern, with crisp white tiled walls beautifully complemented by rich brown floor tiles and a striking dark feature wall behind the basin. A white panelled ceiling with recessed spotlights ensures the room feels bright and airy, while a large window allows plenty of natural light.

Additional features include a chrome heated towel rail for year-round comfort and generous floor space that enhances the sense of luxury. It also benefits from a large storage cupboard, which also houses the combi boiler. This immaculate bathroom provides the perfect blend of style and practicality for modern family living.



Garden

This charming and low-maintenance rear garden offers the perfect outdoor retreat for relaxing and entertaining. Beautifully designed with modern appeal, the space features an attractive slate-paved patio complemented by raised planters bursting with vibrant seasonal flowers and mature shrubs.

A stylish decked seating area provides an inviting spot for outdoor lounging. The garden is fully enclosed with tasteful sage-green fencing, ensuring privacy while adding a fresh, modern touch.

Additional highlights include a practical storage shed and a rear gate providing road access.

This delightful garden is ideal for those seeking an easy-to-maintain outdoor area with a relaxed atmosphere, perfect for enjoying sunny days in style.

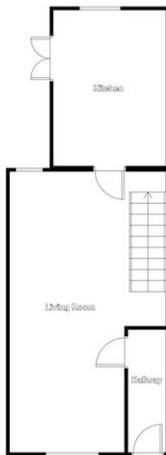




EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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