



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Tramway

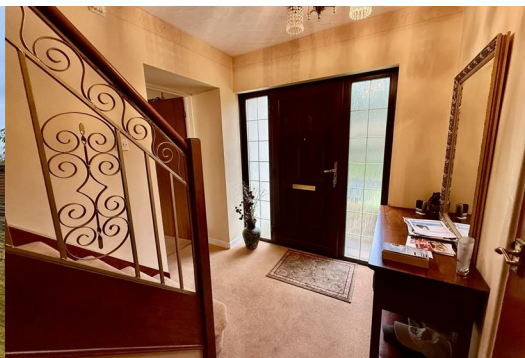
Hirwaun, Aberdare, CF44 9PA

£349,995



*** NO ONWARD CHAIN*** *** DETACHED PROPERTY***

Nestled in the charming area of Tramway, Hirwaun, Aberdare, this splendid detached house, built in 1982, offers a perfect blend of comfort and elegance. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The generous layout includes three well-appointed bedrooms, each designed to provide a restful retreat, while the master bedroom boasts the added luxury of a dressing room and an en suite bathroom. The house is set within beautifully landscaped gardens, providing a serene outdoor space for relaxation and recreation. The expansive grounds are complemented by ample parking facilities, including a double driveway that accommodates up to four vehicles, making it convenient for families and visitors alike. Situated in a prime location, this property is a must-see for anyone seeking a spacious family home in a desirable area. With its combination of generous living space and stunning gardens, this house is not just a place to live, but a place to thrive. Don't miss the opportunity to make this exceptional property your new home.



Entrance Hall

UPVC front door. Radiator. Storage.

Cloakroom/WC

UPVC doubled glazed window to front. Tiled. Vanity handwash basin. WC. Heated towel rail.

Reception Room 1 23'04 x 15'09 (7.11m x 4.80m)

UPVC double glazed window to front. Sliding patio doors to rear garden. 2 Radiators.

Reception Room 2 13'04 x 10'03 (4.06m x 3.12m)

UPVC double glazed window to rear. Radiator.

Reception Room 3 12'09 x 9'07 (3.89m x 2.92m)

UPVC double glazed window to front. Radiator.

Kitchen 13'06 x 13'03 (4.11m x 4.04m)

UPVC double glazed window to rear. UPVC back door to rear garden. Electric hob. Integrated double oven. Provision for fridge/freezer.

Utility Room

Provisions for washer/dryer.

Landing

Bedroom 1 17'06 x 15'09 (5.33m x 4.80m)

UPVC double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 2 11'02 x 11'00 (3.40m x 3.35m)

UPVC double glazed window to front.

Bedroom 3 17'06 x 12'02 (5.33m x 3.71m)

UPVC double glazed window to front. Radiator.

Dressing Room 8'07 x 8'07 (2.62m x 2.62m)

UPVC double glazed window to front. Radiator.

En Suite 8'07 x 8'05 (2.62m x 2.57m)

UPVC double glazed window to side. Separate shower. Bath. Vanity handwash basin. WC. Radiator.

Family Bathroom

UPVC double glazed window to rear. Bath. Separate Shower. Storage. Vanity handwash basin. WC. Radiator.

Outside

Internal garage with electric roller shutter door. Patio. Grass lawn. Side access. Double driveway for off-road parking.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription 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 the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

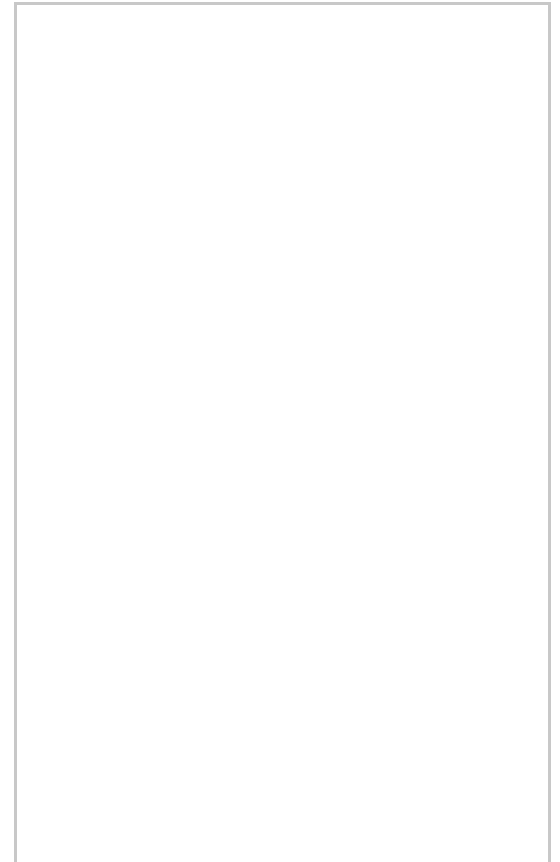
27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk https://www.manningestateagents.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	