



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Tramway

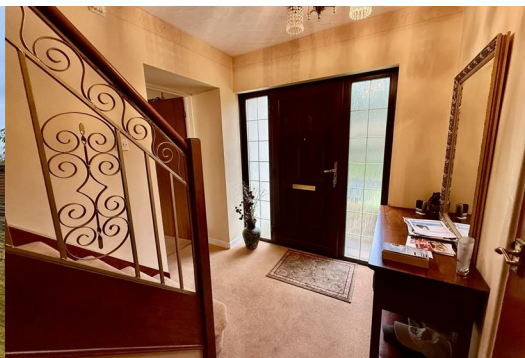
Hirwaun, Aberdare, CF44 9PA

£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.

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The Property Misdescription Act 1991

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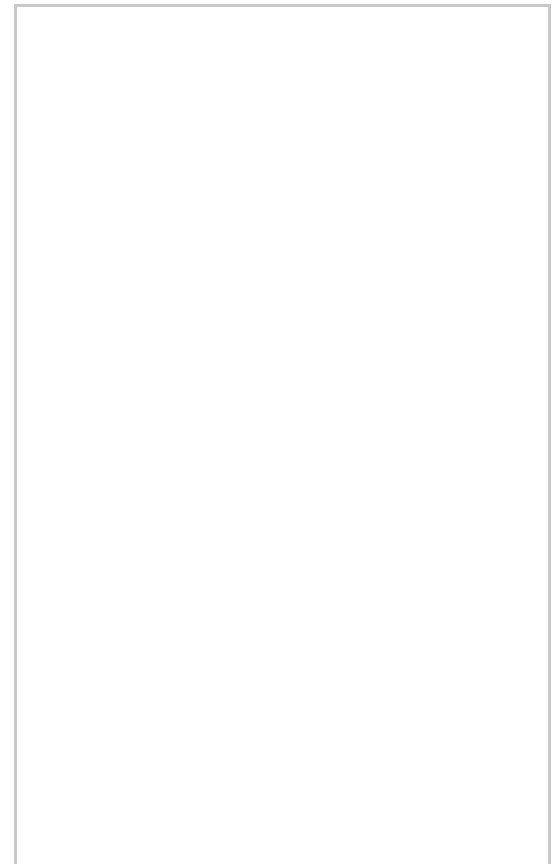
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

