



## Tramway

Hirwaun, Aberdare, CF44 9PA

£314,995



Welcome to this 4-bedroom detached family house located in the desirable village of Hirwaun, Aberdare. This property, built in 1981, offers a perfect blend of modern amenities and a convenient location.

Upon entering, you are greeted by a spacious entrance hall leading to two reception rooms, including a spacious lounge and a bright conservatory. The well-appointed modern kitchen/diner is perfect for family meals and entertaining guests.

Upstairs, you will find four bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. The property boasts gas central heating and double glazed windows, ensuring comfort and energy efficiency.

Outside, the property features well-maintained and mature gardens to the front and rear, offering a peaceful retreat. With parking for three vehicles, a garage, and ample off-road parking, convenience is at the forefront of this home. Council tax band D.

Located in a non-estate setting, this property provides a sense of exclusivity while still being close to local schools, shops, and excellent road links to Swansea and Merthyr Tydfil.





### Entrance hall

Upvc double glazed front door. Radiator.

### Fitted Kitchen/Diner 11'10 x 18' (3.61m x 5.49m)

Modern range of wall and base units incorporating sink unit, oven and hob, extractor hood, provision for plumbed in washing machine, upvc double glazed window overlooking rear garden. Breakfast bar area. Radiator x 2. Understairs storage cupboard.

### Lounge 10'10 x 22'7 (3.30m x 6.88m)

Upvc double glazed window to front aspect. Patio doors to conservatory. Radiator. Fire surround with gas fire insert.

### Conservatory 11'11 x 9'9 (3.63m x 2.97m)

Upvc double glazed windows and patio doors to garden. Tiled floor.

### Downstairs W.C.

Modern suite in white comprising vanity wash hand basin, w.c., radiator.

### landing

Access to loft. Cupboard housing gas boiler serving hot water and heating system.

### Bedroom 1 10'11 x 13'9 (3.33m x 4.19m)

Radiator. Upvc double glazed window to front aspect.

### Bathroom

Modern suite in white comprising bath, vanity wash hand basin and w.c., chrome heated towel rail.

### Bedroom 2 11'5 x 9'10 (3.48m x 3.00m)

Radiator. Upvc double glazed window to front aspect.

### Bedroom 3 9'2 x 8' (2.79m x 2.44m)

Radiator. Upvc double glazed window to rear aspect.

### Bedroom 4 5'9 x 11'5 (1.75m x 3.48m)

Radiator. Upvc double glazed window to rear aspect.

### Outside

Front garden. Driveway with ample off road parking to garage. Rear garden mainly laid to lawn with mature flower and shrub borders.

### Tenure

Freehold so we are advised.

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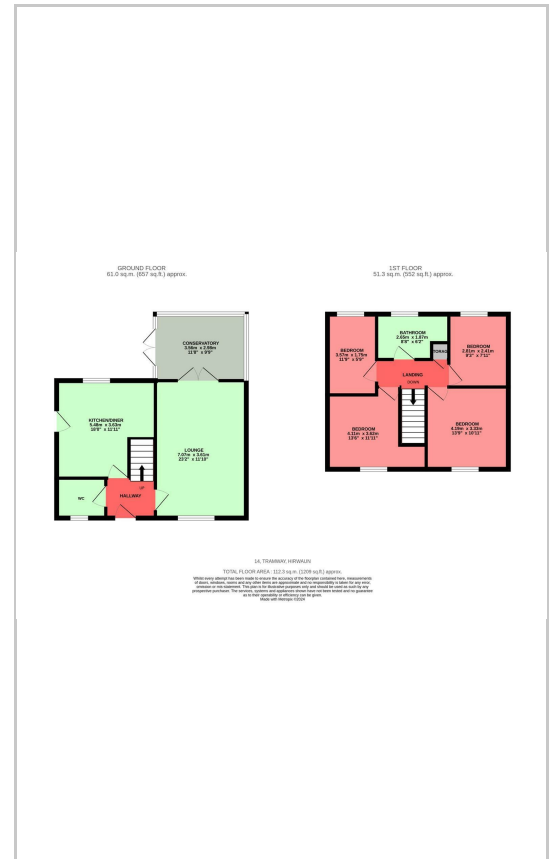
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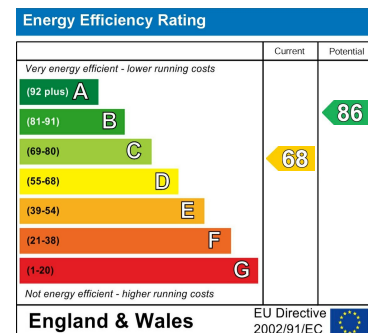
## Area Map



## Floor Plans



## Energy Efficiency Graph



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