



**Tramway  
Hirwaun  
Aberdare  
Mid Glamorgan  
CF44**

**Offers In Excess Of £235,000**

**bettermove**

# Tramway Aberdare

Bettermove are proud to present this 3 bedroom detached house in Hirwaun. Available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

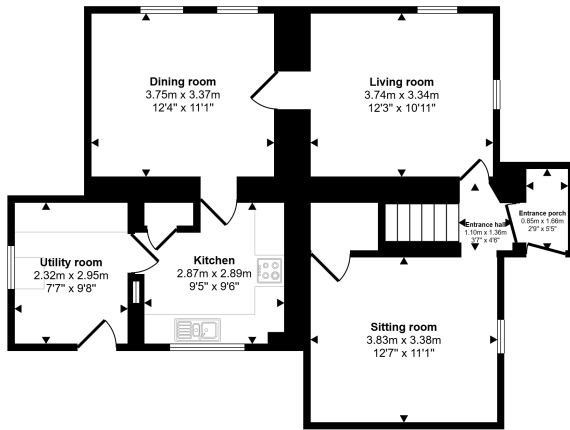
The interior of this well presented property comprises a spacious living room dining room, utility room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months

Located in the popular village of Hirwaun, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aberdare train station (3.8 miles), variety of bus routes and the A465.

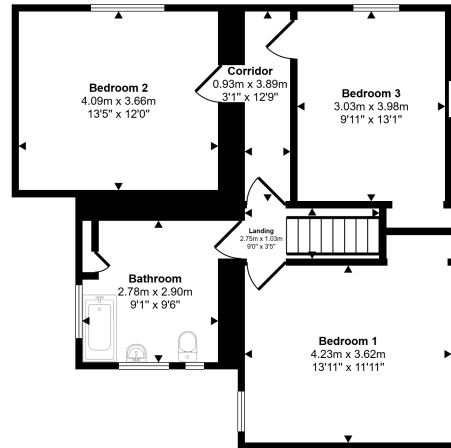
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area  
136 sq m / 1467 sq ft



Ground Floor  
Approx 70 sq m / 755 sq ft



First Floor  
Approx 66 sq m / 712 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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