

FOR SALE



**DURBINS
LEGAL ESTATES**

ESTATE AGENTS

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**61 Tramway
Hirwaun, Aberdare CF44 9PA
£89,995**

**** NO ONWARD CHAIN**** A mid terrace property in a central village location with local amenities nearby. The property is on the bus route to Aberdare and access to the A465 to Brecon, Swansea and Merthyr Tydfil is also nearby. **IDEAL FOR FIRST TIME BUYERS**

COMPRISING: Hallway; lounge; kitchen; bathroom; landing; 3 bedrooms; rear garden.

DURBINS LEGAL ESTATES are pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

61 Tramway, Hirwaun, Aberdare CF44 9PA

Hallway

Entrance via double glazed front door, emulsion walls and ceiling, radiator, laminate floor, stairs to first floor.

Lounge

20'11" x 12'6" (6.38m x 3.81m)



Double glazed window to front, emulsion walls and ceiling, two radiators, BT socket, understair storage, laminate floor.

Kitchen

13'0" x 10'10" (3.96m x 3.30m)



Double glazed window and door to rear, emulsion ceiling, range of base and wall units, stainless steel sink, built-in gas hob and electric oven, extractor fan, radiator, tiled floor.

Bathroom

12'8" x 4'11" (3.86m x 1.50m)



Double glazed window, emulsion walls, sunken spotlights, heated towel rail, w.c., wash hand basin, bath, tiled floor.

Landing

Double glazed window at the top of the stairs, emulsion walls and ceiling, loft access, fitted carpet.

Bedroom 1

13'1" x 9'1" (3.99m x 2.77m)



Double glazed window to front, emulsion walls and ceiling, radiator, fitted carpet.

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Bedroom 2

9'9" x 8'4" (2.97m x 2.54m)



Double glazed window to rear, emulsion walls and ceiling, radiator, built-in cupboard housing combi boiler, fitted carpet.

Bedroom 3

8'8"x6'8" (2.64m"x2.03m)

Double glazed window to front, emulsion walls and ceiling, radiator, fitted carpet.

Outside



Rear garden with steps up to patio area.

Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 52 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

