



18 Elan Close, Aberdare, CF44 0LH  
£234,995

**Manning**  
Estate Agents



\* NO CHAIN\* MULTIPLE OFF ROAD PARKING \* \* DSpacious 3 bedroom Detached Bungalow\* Prime location\* We are pleased to offer for sale this exceptionally well presented modern spacious 3 bedroom detached bungalow pleasantly sited in much sought after residential location within good access to local schools and amenities. The property has the benefit of spacious hallway with 3 good size bedrooms, shower room and main bathroom, fitted kitchen/diner, excellent size lounge with separate dining room (could be used as 4th bedroom) Gas central heating, UPVC double glazed windows, entrance drive with ample off road parking to garage. Early viewing highly recommended. Delightful well stocked and mature gardens to front with enclosed private rear garden.

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### Reception Hallway

Oak flooring. Radiator. Storage cupboard. Access to loft. UPVC front door. UPVC double glazed window to front.

### L Shaped Lounge

17'00" x 17'03" (5.18m x 5.26m)

Marble Fireplace with gas fire. Radiator. UPVC double glazed french patio doors.

### Dining Room

15'00" x 9'04" (4.57m x 2.84m)

Radiator. UPVC double glazed window to side.

### Kitchen/Diner

8'07" x 14'08" (2.62m x 4.47m)

Radiator. UPVC double glazed window to rear. UPVC double glazed door to rear. With a modern range of

wall and base units. Tiled splash backs. 1 and a half bowl sink. Gas hob and electric oven. Extractor fan. Plumbed in washing machine. Tiled floor.

### Bedroom 1

10'06" x 9'02" min 10'11" max (3.20m x 2.79m min 3.33m max)

Radiator. UPVC double glazed window to side. Fitted mirrored wardrobes. Laminate flooring.

### Bedroom 2

8'09" x 10'09" (2.67m x 3.28m)

Laminate flooring. Radiator. UPVC double glazed window to front. Fitted mirrored wardrobes.

### Bedroom 3

10'06" x 11'00" (3.20m x 3.35m)

Gas fire. Radiator. UPVC double glazed window to front. Oak flooring.

### Shower Room

Modern white suite comprising Vanity unit. W.C. Tiled shower. Tiled floor and walls. UPVC double glazed window to side. Radiator.

### Bathroom

Modern suite in white comprising Bath. Wash hand basin. W.C. Tiled walls and floor. Radiator. Airing cupboard with radiator.

### Outside

Wrought iron gates gives access to entrance drive with ample off road parking to garage with electric light, power and water connected. Gas wall mounted boiler combi condensing boiler serving hot water heating system. Excellent size front garden mainly laid to lawn with a well stocked and mature shrubs and plants. Side access to private rear garden.







### Energy Performance Certificate

18, Elan Close, ABERDARE, CF44 0LH

Dwelling type: Detached bungalow  
Date of assessment: 26 September 2017  
Date of certificate: 26 September 2017

Reference number: 2868-8088-7261-5843-1920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 108 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,000
Over 3 years you could save		£ 720

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 204 over 3 years	<div> You could save £ 720 over 3 years </div>
Heating	£ 2,328 over 3 years	£ 1,893 over 3 years	
Hot Water	£ 279 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 3,000</b>	<b>£ 2,280</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 159	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 306	✓
3 Low energy lighting for all fixed outlets	£60	£ 159	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

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