



19 Beechwood Avenue, Aberdare, CF44 8BP
Asking price £119,995

Manning
Estate Agents
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* NO CHAIN * ELEVATED POSTION WITH VIEWS* * OFF ROAD PARKING AND GARAGE* . We are pleased to offer for sale this spacious end of terrace family house situated in much sought after residential location within walking distance of local schools, Dare Country park and Aberdare Park. The property has the benefit of gas central heating double glazed windows, front and rear gardens, off road parking and garage. Entrance hall, lounge/diner, kitchen, landing upstairs bathroom, 3 good size bedrooms.

Asking price £119,995



Hallway

Stairs to first floor. Radiator. Carpet to floor. UPVC double glazed door and window to front. Storage cupboard.

Lounge

11'03" max 7'09" min x 24'07" (3.43m max 2.36m min x 7.49m)

Carpet to floor. Radiator x 2. Gas fire with back boiler to rear serving hot water and heating system. UPVC double glazed window to front and rear.

Kitchen

10'02" x 8'00" (3.10m x 2.44m)

UPVC double glazed window to rear and door to side. Stainless steel sink. Extractor hood. Gas oven and hob. Provision for washing machine. Radiator. Tiled floor.

Landing

Bedroom 1

13'11" x 9'03" (4.24m x 2.82m)

Radiator. UPVC double glazed window to rear. Storage cupboard housing water tank.

Bedroom 2

8'02" x 10'02" (2.49m x 3.10m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

9'10" x 10'07" (3.00m x 3.23m)

Radiator. UPVC double glazed window to front.

Bathroom

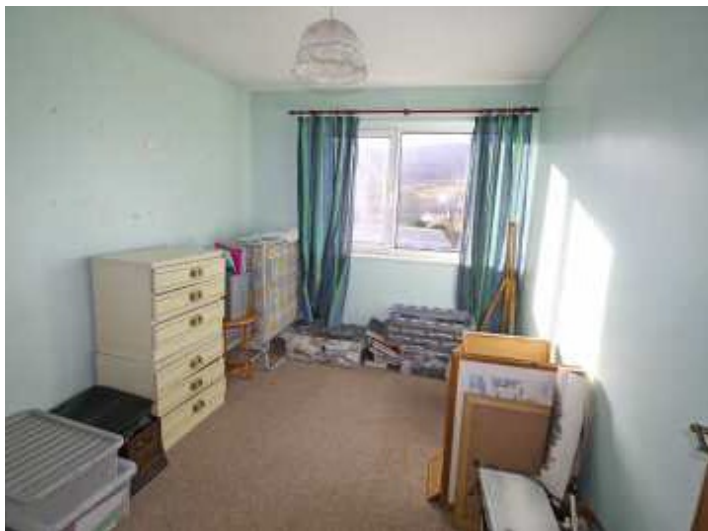
5'05" x 7'07" (1.65m x 2.31m)

UPVC double glazed window to front. Bath. W.C. Wash hand basin. Radiator.

Outside

Front garden laid to lawn with side access to rear garden mainly laid to lawn. Rear access to Garage.





Energy Performance Certificate



19, Beechwood Avenue, ABERDARE, CF44 8BP

Dwelling type: End-terrace house Reference number: 0196-4913-7252-5253-3960
Date of assessment: 01 December 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 December 2017 Total floor area: 62 m²

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

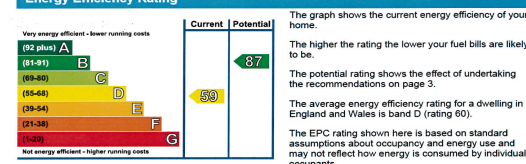
Estimated energy costs of dwelling for 3 years:	£ 3,015
Over 3 years you could save	£ 1,377

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 168 over 3 years	
Heating	£ 1,740 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 978 over 3 years	£ 219 over 3 years	
Totals	£ 3,015	£ 1,638	

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



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 Floor insulation (solid floor)	£4,000 - £8,000	£ 162	
2 Increase hot water cylinder insulation	£15 - £30	£ 147	
3 Low energy lighting for all fixed outlets	£35	£ 105	

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 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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