



92 Cemetery Road, Aberdare, CF44 8HG
£89,995

Manning
Estate Agents
01685 878000

** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** DELIGHTFUL WELL PRESENTED MODERNISED HOUSE ** SITUATED OPPOSITE THE ABERDARE PARK ** WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS ** LOUNGE/KITCHEN ** MODERN BATHROOM ** UPSTAIRS TOILET ** MAIN DOUBLE BEDROOM AND SINGLE BEDROOM/STUDY ** EARLY VIEWING HIGHLY RECOMMENDED **

£89,995



Lounge/kitchen

14'8 x 19'5 (4.47m x 5.92m)

Two radiators. UPVC double glazed window to front. Wall and base units. Stairs. Laminated floor. Fridge/freezer and washing machine. Stainless steel sink. Gas hob and oven. Extractor hood. Patio doors. Radiator

Bathroom

6' x 5'10 (1.83m x 1.78m)

Wash hand basin. W.C. Bath with shower over bath. Bath screen. Velux window. Radiator. Tiled walls and tiled floor.

Landing

Upvc double glazed window to rear aspect.

Bedroom 1

10'10 x 15'5 (3.30m x 4.70m)

2 x UPVC double glazed windows to front. Radiator.

Ensuite toilet

W.C. Chrome towel rail. Wash hand basin.

Bedroom 2/study

8'4 x 5'9 (2.54m x 1.75m)

Radiator. Gas boiler in cupboard. Upvc double glazed window to rear aspect.

Outside enclosed patio garden

Paved patio garden with garden shed.





Energy Performance Certificate



92, Cemetery Road, ABERDARE, CF44 8HG

Dwelling type: Mid-terrace house
Date of assessment: 03 April 2019
Date of certificate: 03 April 2019

Reference number: 0578-1036-7214-6731-7944

Type of assessment: RdSAP, existing dwelling

Total floor area: 57 m²

Use this document to:

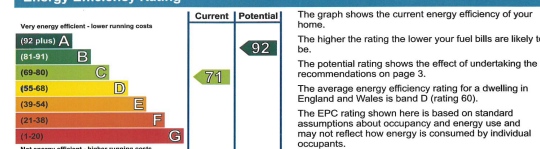
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,596
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 132 over 3 years	You could save £ 435 over 3 years
Heating	£ 1,161 over 3 years	£ 870 over 3 years	
Hot Water	£ 237 over 3 years	£ 159 over 3 years	
Totals	£ 1,596	£ 1,161	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 294
2 Low energy lighting for all fixed outlets	£20	£ 57
3 Solar water heating	£4,000 - £6,000	£ 78

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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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