



41 Gower Road, Aberdare, CF44 0LE
£169,995

Manning
Estate Agents
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** Modern 3 bedroom detached house ** Sought after residential area ** Front and Rear gardens** Driveway and Garage ** Gas central Heating
** Upvc double glazed windows ** Ideally situated within walking distance of local primary school and excellent country walks ** Early viewing recommended **

The property comprises entrance hall, lounge, fitted kitchen/diner, landing 3 bedrooms upstairs bathroom .

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Hallway

Radiator and cover. Stairs to first floor. UPVC double glazed front door. Laminate flooring.

Lounge

14'07" x 15'01" max 12'02" min (4.45m x 4.60m max 3.71m min)

Laminate flooring. UPVC double glazed bay window to front. Modern wall mounted pebble affect Electric fire. Radiator.

Kitchen/Diner

10'02" x 15'01" (3.10m x 4.60m)

Patio windows. Radiator. With a modern range of wall and base units. Stainless steel sink. UPVC double glazed window. Electric oven and hob. Plumbed in dishwasher and provision for washing machine. Tiled splash backs.

Landing

Access to loft. UPVC double glazed window to rear. Radiator. Gas combi boiler in cupboard.

Bedroom 1

14'08" max 12'03" min x 8'07" (4.47m max 3.73m min x 2.62m)

With a range of fitted wardrobes overhead storage units and dressing table. Radiator. UPVC double glazed window to front.

Bedroom 2

10'00" x 8'05" (3.05m x 2.57m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

6'05" x 9'00" (1.96m x 2.74m)

Radiator. UPVC double glazed window to front.

Bathroom

6'05" x 5'04" (1.96m x 1.63m)

Bath. Wash hand basin. W.C. Radiator. UPVC double glazed window to rear. Part tiled walls.

Outside

Front garden with entrance drive. Garage with up and over door, power and light. Outside power point. Rear garden with paved patio and lawn enjoying views to rear aspect.





Energy Performance Certificate

41, Gower Road, ABERDARE, CF44 0LE
 Dwelling type: Detached house Reference number: 8281-7828-6899-5728-5922
 Date of assessment: 21 November 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 November 2019 Total floor area: 71 m²

Use this document to:

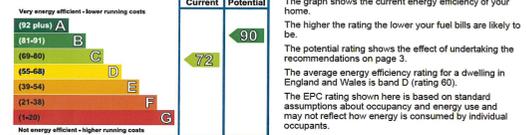
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,815
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 165 over 3 years	
Heating	£ 1,254 over 3 years	£ 1,023 over 3 years	
Hot Water	£ 285 over 3 years	£ 192 over 3 years	
Totals	£ 1,815	£ 1,380	

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 Cavity wall insulation	£500 - £1,500	£ 135
2 Low energy lighting for all fixed outlets	£30	£ 96
3 Solar water heating	£4,000 - £6,000	£ 93

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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