



58 Tre-telynog, Aberdare, CF44 0AP
£74,995

Manning
Estate Agents
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** WELL PRESENTED SPACIOUS 2 BEDROOM HOUSE ** IDEAL FIRST TIME BUY ** UPVC DOUBLE GLAZED WINDOWS ** GAS CENTRAL HEATING ** REAR GARDEN** ENTRANCE HALL ** FITTED KITCHEN ** UPSTAIRS BATHROOM ** SEPARATE W.C. ** 2 DOUBLE BEDROOMS ** EARLY VIEWING RECOMMENDED **

We are pleased to offer for sale this 2 bedroom terraced house situated within walking distance of local railway station with good road links to both Cardiff and Swansea.

£74,995



Entrance Hall

UPVC double glazed front door. Stairs to first floor. Under stairs storage cupboard. Laminated floor. Walk in cloaks and storage cupboard with electric light. Radiator.

Fitted Kitchen

8'03" x 9'00" (2.51m x 2.74m)

With a range of modern wall and base units stainless steel sink unit, cooking is by gas, Cooker hood. Tiled floor and tiled splash backs. Provision for washing machine.

Lounge

18'07" x 12'00" min 14'02" max (5.66m x 3.66m min 4.32m max)

Laminate flooring. Radiator x 2. UPVC double glazed window to rear and door to rear. Gas fire with back

boiler.

Landing

UPVC double glazed window to front. Airing cupboard.

W.C

W.C. Radiator. UPVC double glazed window to front.

Bathroom

5'07" x 5'09" (1.70m x 1.75m)

Wash hand basin. Bath. UPVC double glazed window to front. Electric shower. Radiator.

Bedroom 1

13'08" x 9'07" (4.17m x 2.92m)

Fitted wardrobe and shelving. Radiator. UPVC double glazed window to rear.

Bedroom 2

8'08" x 12'05" (2.64m x 3.78m)

Radiator. UPVC double glazed window to rear. Built in wardrobe.

Outside

Rear garden with garden storage shed.





Energy Performance Certificate

58, Tre-Tolynog, ABERDARE, CF44 0AP
 Dwelling type: Mid-terrace house Reference number: 9362-2875-7398-8921-3035
 Date of assessment: 25 November 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 November 2019 Total floor area: 76 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:	£ 3,261
Over 3 years you could save	£ 1,665

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 294 over 3 years	£ 177 over 3 years	
Heating	£ 1,374 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 1,593 over 3 years	£ 207 over 3 years	
Totals	£ 3,261	£ 1,596	

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	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
3 Insulate hot water cylinder with 90 mm jacket	£15 - £30	£ 645

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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