



2 Oakland Close, Aberdare, CF44 9QT
Realistic offers considered £149,500

Manning
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** NO CHAIN ** EXTENDED SPACIOUS 3 BEDROOM SEMI-DETACHED BUNGALOW ** FRONT AND REAR GARDENS ** GARAGE ** OFF ROAD PARKING ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS ** HALL** LOUNGE ** FITTED KITCHEN ** BATHROOM ** 3 BEDROOMS ** EARLY VIEWING RECOMMENDED **

Situated on the outskirts of the popular village of Hirwaun with easy access to local amenities and the Heads of the Valley Road to Merthyr Tydfil and Swansea.

Realistic offers considered £149,500



Hallway

UPVC double glazed door. Tiled flooring. Cupboard housing Worcester gas combi boiler serving hot water and heating system

Lounge

16'7 x 13'7 (5.05m x 4.14m)

Modern Electric fire and fire surround. Laminated floor. UPVC double glazed window to front. Radiator.

Fitted Kitchen

6'7 x 11'9 (2.01m x 3.58m)

Modern wall and base units. UPVC double glazed window to front. Tiled floor. Gas hob. Electric oven. Extractor hood. Stainless steel sink. Provision for washing machine.

Inner hallway

Cupboard housing Worcester gas combi boiler serving hot water and heating system

Bedroom 1

15'1 x 10'9 (4.60m x 3.28m)

Upvc double glazed Patio door. Radiator. Laminated floor

Bedroom 2

10'6 x 9'10 (3.20m x 3.00m)

Fitted wardrobes. UPVC double glazed window to rear. Laminated floor. Radiator.

Bedroom 3/study

6'9 x 6'7 (2.06m x 2.01m)

Radiator. Laminated flooring. UPVC double glazed window to the side.

Modern Bathroom

7'3 x 6'6 (2.21m x 1.98m)

Modern suite in white comprising Bath, Wash hand basin. W.C. Tiled walls. Tiled floor. Radiator. Shower attached to bath.

Garage

Up and over door. Driveway with off road parking.

Front and rear gardens

Rear patio area with door to garage. Private front garden laid to gravel with a variety of mature shrubs and plants.





Energy Performance Certificate

2, Oakland Close, Hirwaun, ABERDARE, CF44 9QT
 Dwelling type: Semi-detached bungalow Reference number: 8205-9617-4122-0407-6803
 Date of assessment: 19 August 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 August 2020 Total floor area: 66 m²

Use this document to:

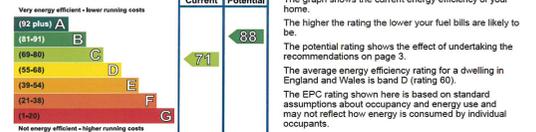
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,800
Over 3 years you could save	£ 294

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 294 over 3 years	£ 165 over 3 years	
Heating	£ 1,239 over 3 years	£ 1,155 over 3 years	
Hot Water	£ 267 over 3 years	£ 186 over 3 years	
Totals	£ 1,800	£ 1,506	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
2 Low energy lighting for all fixed outlets	£35	£ 114
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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