



19 Weatheral Street, CF44 7BB  
£69,995

**Manning**  
Estate Agents  
01685 878000

\*\* MODERNISED 2 BEDROOM TERRACED HOUSE \*\* IDEAL FIRST TIME BUY\*\* LOUNGE/DINER \*\* FITTED KITCHEN \*\* UPSTAIRS BATHROOM \*\*  
TWO GOOD SIZE BEDROOMS \*\* DOUBLE GLAZED WINDOWS \*\* GAS CENTRAL HEATING \* PATIO GARDEN \*\*

Situated on the outskirts of Aberdare Town Centre.

£69,995



### Hallway

Stairs. Tiled floor. Radiator. UPVC double glazed door.

### Front room

10'6 x 9'7 (3.20m x 2.92m)

Radiator. Laminated floor.

### Middle room

10'11 x 12'7 (3.33m x 3.84m)

Laminated floor. Under stairs storage. Radiator.

### Kitchen

10' 10'3 (3.12m x 3.12m)

A range of modern wall and base units. Tiled flooring. Cooking by gas. UPVC double glazed window to rear. Stainless steel sink. Extractor hood. Provision for washing machine. Radiator.

### Landing

UPVC double glazed window to rear. Combi boiler in cupboard.

### Bathroom

7' x 8' (2.13m x 2.44m)

Tiled floor. Wash hand basin. Bath. W.C. Radiator. UPVC double glazed window to rear. Tiled walls Shower over bath.

### Bedroom 1

15'2 x 7'2 (4.62m x 2.18m)

UPVC double glazed window to front. Radiator.

### Bedroom 2

6'5 x 12' (1.96m x 3.66m)

Laminated floor. Radiator. UPVC double glazed window to front.

### Patio Garden



## Energy Performance Certificate

19, Weatheral Street, ABERDARE, CF44 7BB  
 Dwelling type: Mid-terrace house Reference number: 8807-2987-0122-0207-2103  
 Date of assessment: 08 September 2020 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 08 September 2020 Total floor area: 68 m<sup>2</sup>

Use this document to:

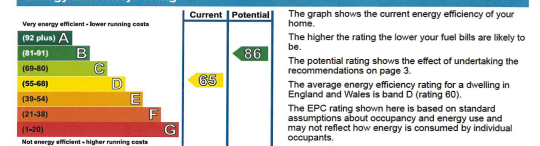
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,274
Over 3 years you could save	£ 618

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 166 over 3 years	
Heating	£ 1,713 over 3 years	£ 1,344 over 3 years	
Hot Water	£ 306 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 2,274</b>	<b>£ 1,656</b>	

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	£ 66
2 Internal or external wall insulation	£4,000 - £14,000	£ 201
3 Low energy lighting for all fixed outlets	£20	£ 75

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](http://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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