



17 Miners Row, Aberdare, CF44 0TP
£137,000

Manning
Estate Agents
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** No chain ** 3 Bedroom Cottage ** Well presented ** Modernised and improved ** Ample off road parking to front ** Enclosed rear garden ** Exposed stone walls ** Stone floors ** beamed ceilings ** Gas Central Heating ** Double glazed windows ** 2 Reception rooms ** Fitted kitchen ** modern bathroom in white ** Sought after location**

Situated in the sought after village of Llwydcoed within walking distance of local primary school, shops and local bus route.

£137,000



Lounge

3.55m x 5.48m (11'8" x 18'0")

Feature flagstone floor, painted walls, painted ceiling with spot lights, stone fireplace with wood burner (not tested), wood storage in alcove, 2 double radiators, 4 double power points

Kitchen

3.15m x 2.46 (10'4" x 8'1")

Stone floor covering, painted walls, painted ceiling with spotlights, fitted kitchen comprising stainless steel sink unit with mixer taps, wall and base units, work top, gas hob, gas oven, extractor hood, wall mounted gas boiler serving the domestic hot water and central heating system, radiator, 3 double power points, cooker point.

Utility room

Stone floor covering, painted walls, painted ceiling with spot light, wall and base unit, work top, provision for washing machine, 1 double power point.

Bathroom

1.86 x 2.36 (6'1" x 7'9")

Tiled floor covering, tiled and painted walls, painted ceiling, spot lights, 3 piece suite in white, wash hand basin with mixer taps, WC, bath with mixer shower, ladder radiator.

Sun Room/Dining area

2.41 x 3.63 (7'11" x 11'11")

Flagstone flooring, tiled walls, painted ceiling, spotlights, UPVC sky light giving extra light to the room, double radiator, 3 double power points.

Bedroom 1

2.77 x 2.58 (9'1" x 8'6")

Carpet as laid, exposed stone wall, wooden beam and painted ceiling, double radiator, 2 double power points.

Bedroom 2

3.47 x 3.58 (11'5" x 11'9")

Carpet as laid, exposed stone wall, paint to others, wooden beam and painted ceiling, double radiator, 2 double power points.

Bedroom 3

4.35 x 3.28 (14'3" x 10'9")

Carpet as laid, painted walls, wooden beam and painted ceiling, velux window, double radiator, 3 double power points.

Garden

Rear garden with artificial grass.

Front

Off road parking to front.





Energy Performance Certificate

17, Miners Row, ABERDARE, CF44 0TP
Dwelling type: Mid-terrace house
Date of assessment: 04 August 2020
Date of certificate: 06 August 2020
Reference number: 0370-2814-7588-2300-8571
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

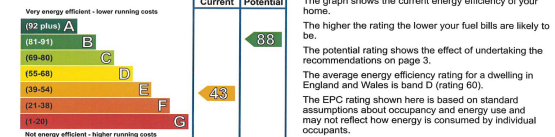
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,966
Over 3 years you could save	£ 2,454

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 204 over 3 years	 You could save £ 2,454 over 3 years
Heating	£ 3,218 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 342 over 3 years	£ 195 over 3 years	
Totals	£ 3,966	£ 1,512	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 126
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,521
3 Cavity wall insulation	£500 - £1,500	£ 90

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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