



34 Brynmair Road, Aberdare, CF44 6LR
£94,950

Manning
Estate Agents
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** WELL PRESENTED 3 BEDROOM TERRACED HOUSE ** IDEAL FIRST TIME BUY ** EXCELLENT VIEWS TO REAR OVERLOOKING SURROUNDING MOUNTAINS ** GARAGE AND GARDENS ** ENTRANCE HALL ** LOUNGE/DINER ** MODERN FITTED KITCHEN ** MODERN FITTED BATHROOM ** LOWER GROUND FLOOR UTILITY ROOM, TOILET AND WORKSHOP ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS **

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Entrance hall

Stairs to first floor. Radiator. Laminated floor, Upvc front door.

Front dining room

10'10' x 8'11' (3.30m x 2.72m)

Upvc double glazed window to front aspect. Radiator. Carpet to floor.

Lounge

16'5 x 10' (5.00m x 3.05m)

Fitted kitchen

7'5 x 10'1 (2.26m x 3.07m)

Wall and base units. Sink, extractor hood, UPVC window to side. Electric hob and oven. Radiator. Space for fridge/freezer





Energy Performance Certificate



34, Brynmair Road, ABERDARE, CF44 6LR

Dwelling type: Mid-terrace house
 Date of assessment: 21 April 2017
 Date of certificate: 21 April 2017

Reference number: 2698-1053-7224-5413-3974
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 90 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

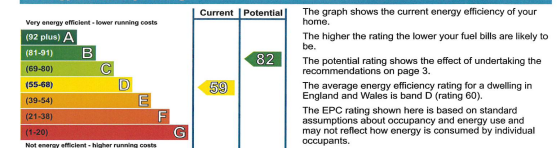
Estimated energy costs of dwelling for 3 years:	£ 3,306
Over 3 years you could save	£ 1,152

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	You could save £ 1,152 over 3 years
Heating	£ 2,553 over 3 years	£ 1,725 over 3 years	
Hot Water	£ 399 over 3 years	£ 252 over 3 years	
Totals	£ 3,306	£ 2,154	

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	£ 639
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 105
3 Low energy lighting for all fixed outlets	£65	£ 153

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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