



21 Seymour Street, Aberdare, CF44 7BL
£109,950

Manning
Estate Agents
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** NO ONWARD CHAIN ** IDEAL LOCATION IN THE TOWN CENTRE ** MID TERRACE ** SPACIOUS FAMILY HOUSE **3 GOOD SIZE BEDROOMS
** 1 RECEPTION ROOMS ** FITTED KITCHEN ** UTILITY ROOM ** DOWNSTAIRS WC ** LARGE MODERN BATHROOM WITH SEPARATE W.C.
AND SEPARATE SHOWER ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS ** REAR GARDEN **

Sought after cul-de-sac location ideally situated within minutes of Town Centre, excellent amenities and schools. Early viewing recommended.

£109,950



Hallway

UPVC front door. Stairs. Radiator. Carpet to floor.

Lounge/Diner

22'7 x 11'2 (6.88m x 3.40m)

2 x radiators. UPVC double glazed window to front and rear. Fire and surround. Carpet. Understairs storage.

Kitchen

12'2 x 7'6 (3.71m x 2.29m)

Wall and base units. Gas hob and oven. Extractor. UPVC double glazed window to side. UPVC double glazed door to garden. Tiled splash backs. Radiator.

Utility room

5'9 x 7'2 (1.75m x 2.18m)

Stainless steel sink. UPVC window to rear. Radiator. Gas boiler on wall. Tiled splash backs.

Cloakroom

Downstairs WC.

Landing

Storage cupboard.

Bathroom

13'9 x 7'5 (4.19m x 2.26m)

Radiator. UPVC window to rear and side. Shower cubicle. Vanity wash hand basin. Bath. Tiled splash backs.

Bedroom 1

8'5 x 13'2 (2.57m x 4.01m)

Radiator. UPVC window to front. Carpet

Bedroom 2

9'4 x 9'4 (2.84m x 2.84m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

5'9 x 10'3 (1.75m x 3.12m)

Carpet to floor. Radiator.






Energy Performance Certificate

21, Seymour Street, ABERDARE, CF44 7BL
Dwelling type: Mid-terrace house **Reference number:** 8268-7120-6519-9149-6972
Date of assessment: 31 October 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 31 October 2018 **Total floor area:** 82 m²

Use this document to:

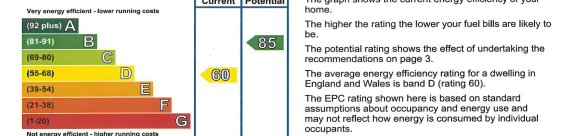
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,856
Over 3 years you could save	£ 1,077

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 174 over 3 years	
Heating	£ 1,908 over 3 years	£ 1,368 over 3 years	
Hot Water	£ 651 over 3 years	£ 237 over 3 years	
Totals	£ 2,856	£ 1,779	

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 Internal or external wall insulation	£4,000 - £14,000	£ 387
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Increase hot water cylinder insulation	£15 - £30	£ 96

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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