



7 Cymric Close, Aberdare, CF44 9LH
£224,995

Manning
Estate Agents
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** GARDENERS DELIGHT ** EXCEPTIONALLY WELL PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY ** LARGE WELL PRESENTED PRIVATE LAWNED GARDENS WITH EXTENSIVE DECKED AND PAVED PATIO SUMMERHOUSE** SMALL CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF HIRWAUN ** CONSERVATORY STYLE KITCHEN/DINER ** LOUNGE WITH LOG BURNING STOVE** MODERN SHOWER ROOM ** 3 BEDROOMS ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** ENTRANCE DRIVE WITH AMPLE OFF ROAD PARKING **

£224,995



ENTRANCE HALL

Stairs to first floor. Laminate floor. Composite front door. Radiator.

LOUNGE

11'6" x 22' (3.51m x 6.71m)

Laminate flooring. Upvc double glazed window and patio doors. Log burning stove. Column radiator.

FITTED KITCHEN/DINER

14'2" x 8' min 15'7" max (4.32m x 2.44m min 4.75m)

Modern wall and base units incorporating electric hob and oven, extractor hood, island with seating area. Upvc double glazed windows and patio doors to rear garden. Vertical modern radiator. Provision for plumbed in washing machine and dishwasher. Wall mounted gas boiler serving hot water and heating system.

MODERN SHOWER ROOM

With modern suite in white comprising vanity wash hand basin, w.c., shower cubicle, chrome heated towel rail. Upvc double glazed window to side aspect. Tiled walls and floor.

Landing

Bedroom 1

10'3" x 14'10" (3.12m x 4.52m)

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

Bedroom 2

9' x 11'3" (2.74m x 3.43m)

Radiator. Upvc double glazed window to rear. Carpet to floor.

Bedroom 3

8'5" x 8'3" (2.57m x 2.51m)

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

Outside

Entrance drive with ample off road parking gives access to hard standing with further parking. Side access to large well presented lawn gardens, excellent size decked and paved outdoor eating and seating area, greenhouse, garden storage shed and substantial summerhouse. Tucked away is a further large enclosed garden ideal for vegetable plot or children's play area. Outside lighting, tap and electric point.





14/04/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | |
|--|--|
| 7, Cymric Close Hirwaun ABERDARE CF44 9LH | Energy rating D |
| Valid until 25 July 2027 | Certificate number 8503-7123-5640-8396-2926 |

Property type
Semi-detached bungalow

Total floor area
72 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/what-to-do-if-you-re-letting-a-property-with-a-poor-energy-rating) (<https://www.gov.uk/guidance/what-to-do-if-you-re-letting-a-property-with-a-poor-energy-rating>, <https://www.gov.uk/guidance/what-to-do-if-you-re-letting-a-property-with-a-poor-energy-rating>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8503-7123-5640-8396-2926>

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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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