



84 Trefelin, Aberdare, CF44 8LF  
£116,000

**Manning**  
Estate Agents  
01685 878000

**\*\*NO ONWARD CHAIN \*\* IDEAL FIRST TIME BUY \*\*\*\* WELL PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOUSE \*\* \*\* EXCELLENT SIZE GARDENS TO FRONT, SIDE AND REAR WITH DELIGHTFUL VIEWS OVERLOOKING OPEN FIELDS \*\* 2 RECEPTION ROOMS \*\* FITTED KITCHEN \*\* MODERN FITTED BATHROOM \*\* REAR PORCH \*\* 3 BEDROOMS\*\* OFF ROAD PARKING \*\* GAS CENTRAL HEATING\*\***

We are pleased to offer for sale this modernised and well presented 3 bedroom semi-detached house situated just a short walk from local amenities and schools enjoying views to front and rear aspect. Excellent gardens mainly laid to lawn to front, side and rear. Early viewing highly recommended.

**£116,000**



### Entrance hall

Modern composite front door. Stairs to first floor.

### Lounge

11'11" x 13'11" (3.63m x 4.24m)

Upvc single glazed window to front aspect. Radiator. Multi fuel stove with slate hearth and wood over mantle. Light oak effect Laminated flooring.

### Dining room/sitting room

15'8" x 9'1" (4.78m x 2.77m)

Modern vertical Grey radiator. Attractive fire surround with modern coal effect gas fire insert. Light oak effect laminated flooring. Upvc double glazed patio doors to rear. Storage cupboard.

### Fitted kitchen

7'5" x 11' (2.26m x 3.35m)

With a modern range of wall and base units incorporating electric hob, extractor hood, electric oven and space for microwave Provision for plumbed in washing machine, tumble dryer and dishwasher. Sink unit. Upvc double glazed window to rear aspect. Radiator. Tiled floor. Space for fridge and freezer.

### Rear porch

Storage cupboard. Upvc door to rear garden.

### Modern bathroom

7'9" x 5'2" (2.36m x 1.57m)

Modern suite in white comprising bath shower over with shower screen. Vanity wash hand basin with fitted cupboards and w.c., Vertical radiator with heated towel rail. Tiled floor. Extractor fan. Window to rear aspect. Wall mounted mirror.

### Landing

### Bedroom 1

15' max x 8'10" (4.57m max x 2.69m)

Upvc single glazed window to front aspect. Radiator. Carpet to floor. A good range of modern fitted wardrobes with drawers and dressing table.

### Bedroom 2

9'3" x 12'1" (2.82m x 3.68m)

Upvc single glazed window to rear aspect. Gas boiler serving hot water and heating system. Radiator. Carpet to floor.

### Bedroom 3

7'4" x 9' (2.24m x 2.74m)

Upvc single glazed window to rear aspect. Radiator. Fitted wardrobe with over head storage cupboard. Carpet to floor.

### Outside

Hard standing to front for off road parking. Front lawned garden with side access to further level garden and seating area with steps down to excellent size rear garden mainly laid to lawn enjoying views over surrounding fields.





21/10/2020

Energy performance of buildings register

## Energy performance certificate (EPC)

84 TREFELIN TRECYNON ABERDARE CF44 8LF	Energy rating <h1>D</h1>
Valid until 21 October 2030	Certificate number 9300-2669-2000-2820-4041

**Property type**  
Semi-detached house

**Total floor area**  
82 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/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

### 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/9300-2669-2000-2820-4041>

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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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