



Duke Street, Aberdare, CF44 7ED
£64,950

Manning
Estate Agents
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We are pleased to offer for sale this well presented 1 bedroom first floor flat situated in the centre of Aberdare with great views towards the mountains. Ideally situated within easy access of shops, leisure centre and local bus and railway station. The property has the benefit of gas central heating, upvc double glazed windows, communal lift and ground floor covered parking space subject to availability.

£64,950



Hallway

With radiator. Laminated floor. Coved ceiling

Bathroom

With modern suite in white comprising bath, wash hand basin and w.c., separate shower cubicle, heated towel rail, tiled walls.

Bedroom1

7'1' x 14'9' (2.16m x 4.50m)

Radiator. Upvc double glazed windows to front aspect. Laminated floor.

Open Plan Kitchen/Diner and Lounge

13'8' x 24'7' (4.17m x 7.49m)

With a modern range of wall and base units incorporating stainless steel sink unit, gas hob with

electric oven, provision for plumbed in washing machine. Two upvc double glazed windows to front aspect. Laminated floor. Modern wall mounted electric fire. Two radiators. Gas combi boiler in cupboard

Communal entrance

With stairs and lift to first floor.

Leasehold





28/01/2021

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

Energy performance certificate (EPC)

<p>4 Taff Vale Buildings Duke Street ABERDARE CF44 7ED</p>	<p>Energy rating</p> <p>B</p>
<p>Valid until 27 February 2021</p>	<p>Certificate number</p> <p>0282-3849-6028-9029-6045</p>

Property type
Mid-floor flat

Total floor area
46 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. 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/0282-3849-6028-9029-6045>

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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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