



197 Brynmair Road, Aberdare, CF44 6LS
£74,950

Manning
Estate Agents
01685 878000

** NO CHAIN ** END OF TERRACE SPACIOUS 2 BEDROOM HOUSE ** IDEAL FIRST TIME BUY ** FORECOURT AND REAR GARDEN ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS** ENTRANCE HALL** SPACIOUS LOUNGE/DINER **FITTED KITCHEN ** UPSTAIRS MODERN BATHROOM ** 2 BEDROOMS ** FREEHOLD **

Situated close to local bus route, schools and country walks.

£74,950



Entrance porch

Upvc double glazed front door

Entrance hall

Stairs to first floor

Lounge

10'9" x 21' (3.28m x 6.40m)

Upvc double glazed window to front aspect. Laminated floor. fire surround with electric fire. Radiator x 2. Understairs storage cupboard.

Fitted Kitchen

11'2" x 8'3" max 7'7" min (3.40m x 2.51m max 2.31m min)

With a modern range of wall and base units, stainless steel sink unit. cooking is by gas. wall mounted gas

boiler. tiled splash backs. Upvc double glazed window to rear aspect . door to rear garden.

Landing

Upvc double glazed window to rear aspect. Access to loft.

Bedroom 1

8'1" x 14'2" max (2.46m x 4.32m max)

Radiator. Upvc double glazed window to front aspect. Fitted wardrobe with sliding doors.

Bedroom 2

10'1" x 6'1" (3.07m x 1.85m)

Radiator. Upvc double glazed window to front aspect.

Bathroom

6'3" x 8' (1.91m x 2.44m)

Modern suite in white comprising bath, wash hand basin and w.c., radiator. shower over bath with shower screen. Tiled splash backs. Window to rear aspect.

Outside

Rear garden





2/10/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

197, Brynmair Road ABERDARE CF44 6LS	Energy rating D
Valid until 19 June 2022	Certificate number 2808-0008-6266-9492-4954

Property type
End-terrace house

Total floor area
64 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 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/2808-0008-6266-9492-4954>

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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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