



1 Ynysllwyd Farm, Aberdare, CF44 6TT  
Offers in excess of £400,000

**Manning**  
Estate Agents

We are pleased to offer for sale Ynysllwyd Farm well presented impressive 4 double bedrooms spacious semi-detached family home situated in semi-rural location with approximately 13 acres mainly laid to pasture divided into 5 enclosures providing grazing land surrounding. The property is conveniently situated with useful outbuildings presently used as stables and storage. The property is approached via a country lane with easy access to local schools and amenities. Entrance Hall, 3 reception rooms, fitted kitchen, landing, 4 bedrooms plus study, upstairs modern bathroom. Calor gas central heating and septic tank drainage. Upvc double glazed windows. Within a short travelling distance from the A4059/A470 giving access to the M4 Motorway and the City of Cardiff and also convenient for the A4065 Heads of the Valleys Trunk Road giving access to the Brecon Beacons National Park.

Offers in excess of £400,000



### Hallway

UPVC double glazed door and window x 2 to front. Impressive stairs to first floor. Wood floor. Radiator x 2. UPVC double glazed door to rear. Under stairs storage. Storage cupboard. Provides access to lounge, sitting room, rear living room.

### Sitting room

14'09" x 18'05" (4.50m x 5.61m)

Carpet to floor. UPVC double glazed window to front and rear. Attractive original slate open fireplace.

### Lounge 2

14'01" x 15'08" (4.29m x 4.78m)

UPVC double glazed window to front. Wood floor. Fireplace with electric fire insert. Two original display cupboards.

### Sitting Room

15'07" x 11'04" (4.75m x 3.45m)

Coal fire and surround. UPVC double glazed window to rear. Tiled floor. Radiator.

### Fitted Kitchen

12'08" x 9'04" (3.86m x 2.84m)

Tiled floor. Extractor hood. Modern wall and base units. Provision for cooker and washing machine. Integrated dish washer. Stainless steel sink. UPVC double glazed door to rear. Radiator.

### Landing

Two stained glass double glazed windows provides excellent natural light. Radiator x 2. Storage cupboard.

### Bedroom 1

15'07" x 14'05" (4.75m x 4.39m)

Wood floor. UPVC double glazed window to front. Radiator x 2.

### Bedroom 2

15'04" x 8'11" (4.67m x 2.72m)

Laminate floor. Radiator. UPVC double glazed window to rear.

### Bedroom 3

17'00" x 7'10" (5.18m x 2.39m)

Laminate floor. UPVC double glazed window to side. Radiator. Sink with vanity unit.

### Bedroom 4

12'03" x 8'10" (3.73m x 2.69m)

Laminate floor. Radiator. UPVC double glazed window to front.

### Study/Box Room

9'07" x 4'06" (2.92m x 1.37m)

Carpet to floor. UPVC double glazed window to front. Radiator.

### Bathroom

9'04" x 12'11" (2.84m x 3.94m)

Laminate flooring. UPVC double glazed window to rear. Free standing bath. W.C. Wash hand basin. Shower cubicle. Heated towel rail. Radiator.

### Outside

Five bar gates gives access to entrance drive and garage. Front garden laid to lawn with access to rear garden large patio and steps up to further lawn. The dwelling is approached via a lane which is within the ownership of the property and over which there is a right of way in favour of the neighbouring property. Please Note: NO measurements of land have been taken and should no be relied on. The vendor informs us there is approximately 13 acres including gardens.

### Directions

Turn off roundabout onto Cardiff Road B4275

Turn left onto Lewis Street

Turn left onto Park Road

Bare Right, over bridge, turn left, follow lane, destination will be on your left





## Energy Performance Certificate


Ynysllwyd Farm, Ynys Lwyd Road, ABERDARE, CF44 6TT

Dwelling type: Semi-detached house Reference number: 0638-0095-7251-6133-8920  
 Date of assessment: 07 September 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 07 September 2017 Total floor area: 181 m<sup>2</sup>

Use this document to:

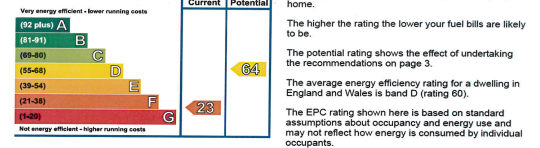
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,081
Over 3 years you could save	£ 4,467




Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 429 over 3 years	£ 273 over 3 years	
Heating	£ 8,118 over 3 years	£ 3,990 over 3 years	
Hot Water	£ 534 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 9,081</b>	<b>£ 4,614</b>	

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,633	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 336	
3 Low energy lighting for all fixed outlets	£40	£ 114	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website