



18 Elm Grove, Aberdare, CF44 9TG
£134,995

Manning
Estate Agents
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**** IDEAL FIRST TIME BUY ** NO ONWARD CHAIN ****We are pleased to offer the opportunity to purchase a semi detached house. Elm Grove boasts a modern kitchens, bathroom and downstairs cloakroom and further benefits from off road parking, rear flat gardens and 3 bedrooms. Ideal for first time buyers and viewing is recommended.

Elm Grove is situated in the village of Hirwaun close to local shops and benefits from good road links to Aberdare town centre and the city of Swansea.

£134,995



Hallway

With UPVC double glazed door to front aspect. Radiator. Storage cupboard housing gas boiler. Stairs to first floor.

Downstairs cloakroom

With white suite comprising wash hand basin and w.c., upvc double glazed window to front aspect. Tiled floor.

Lounge

13'4 x 12'9 (4.06m x 3.89m)

UPVC double glazed window to rear and door giving access to garden. Radiator. Under stairs storage.

Fitted Kitchen

8'5 x 6'4 (2.57m x 1.93m)

Modern range of wall and base units. Tiled flooring. Stainless steel sink. Radiator. UPVC double glazed

window to front. Electric hob and oven. Filter Extractor hood. Space for fridge/freezer. Provision for washing machine. Radiator.

Landing

Access to bedrooms and 2nd staircase.

Bathroom

7'8 x 6'3 (2.34m x 1.91m)

Modern suite in white comprising Bath. Wash hand basin. W.C. Shower over bath. Chrome towel rail. UPVC double glazed window to rear. Tiled flooring and splash back.

Bedroom 3

9'10 x 6'8 (3.00m x 2.03m)

Radiator. Upvc double glazed window.

Bedroom 2

11'8 x 13'3 in recess max 7'1min (3.56m x 4.04m in recess max 2.16m)

Radiator. L shaped . UPVC double glazed window to front.

Attic

13'3 max into stairs 13'3 (4.04m max into stairs 4.04m)

Eaves storage. Radiator x 2. Velux windows x 2.

Outside

Front parking, front garden, good size enclosed rear garden laid to lawn with side access.





20/01/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

18 Elm Grove Hirwaun ABERDARE CF44 5TG	Energy rating B
Valid until 21 October 2024	Certificate number 8984-7930-2469-6812-5902

Property type
Semi-detached house

Total floor area
70 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 A.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8984-7930-2469-6812-5902>

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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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