



# 134 Brynmair Road, Aberdare, CF44 6LT

Offers in excess of £129,500

- 3 spacious bedrooms
- Mid-terrace house
- Established residential area
- Viewing recommended
- 1 modern bathroom
- Built in 1900
- Consistent rental income
- Cosy reception room
- Located on Brynmair Road
- Sold with sitting tenants



**TOTAL: 91 m<sup>2</sup>**  
 Ground floor: 45 m<sup>2</sup>, 1st floor: 46 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Directions

## Viewings

Viewings by arrangement only. Call 029 211 22222 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	