



Ystrad Road, Pentre, CF41

£55,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

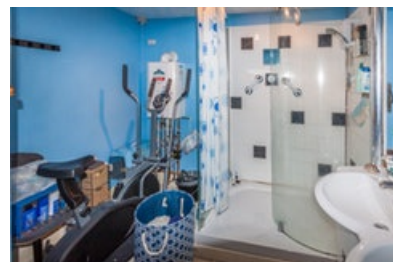
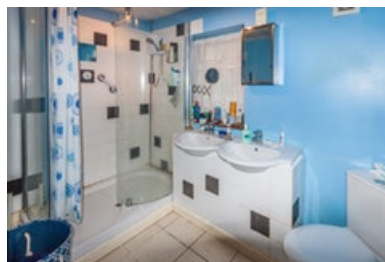
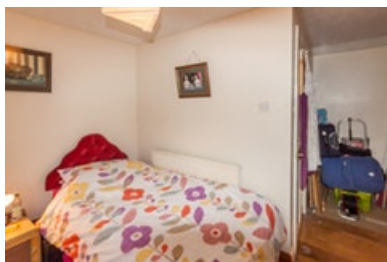
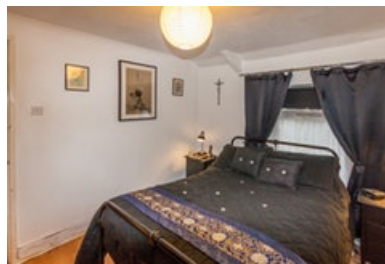
HouseSimple is pleased to bring to market this excellent starter home in Pentre. This property is an easy to maintain 2 bedroom terraced home, with an open plan kitchen/dining area which leads around to a separated kitchen area. The house has two nicely sized doubled bedrooms and a large show

Key features:

- New to the market!
- Ideal for a first time buyer or investor
- Open plan living area
- Upstairs shower room
- First floor storage closet
- Laminate fitted kitchen
- Viewing highly advised!
- tenanted property

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£1093.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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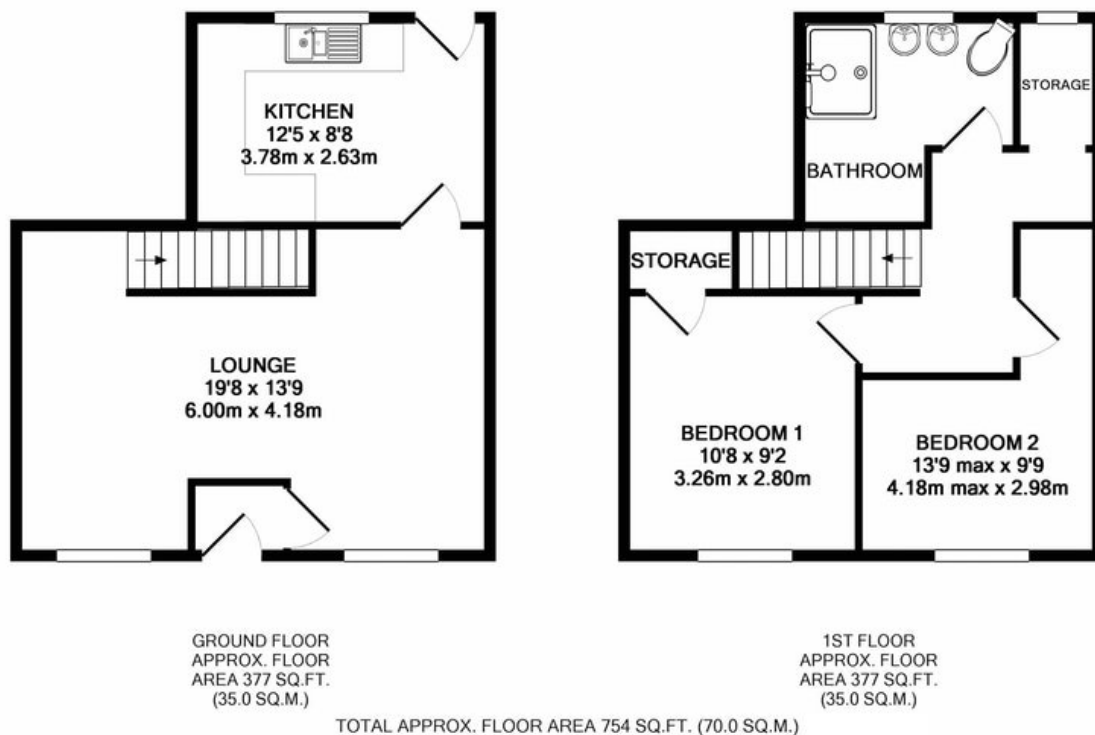
The house has two nicely sized doubled bedrooms and a large shower room upstairs too.

For those looking for investment, this would make an amazing first purchase, or equally an excellent addition to your portfolio, especially as the property would only require very simple works to renovate and return to an exceptional standard. This property currently has a long standing tenant and brings in £300 per calander month.

Viewing is highly advised!

Call HouseSimple now to arrange your viewing on 0330 111 0070.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

94, Ystrad Road, PENTRE, CF41 7PW

Dwelling type: Mid-terrace house	Reference number: 8535-7129-1840-7025-1992
Date of assessment: 15 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 January 2015	Total floor area: 71 m ²

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:	£ 3,249
Over 3 years you could save	£ 1,308

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,308 over 3 years </div>
Heating	£ 2,643 over 3 years	£ 1,605 over 3 years	
Hot Water	£ 354 over 3 years	£ 195 over 3 years	
Totals	£ 3,249	£ 1,941	

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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ff9800; color: white;">(39-54) E</td> <td style="background-color: #ff5722; color: white;">(21-38) F</td> <td style="background-color: #d32f2f; color: white;">(1-20) G</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;"> <div style="background-color: #0070c0; color: white; padding: 2px;">Current</div> <div style="background-color: #0070c0; color: white; padding: 2px;">Potential</div> </td> <td colspan="4"></td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;"> <div style="background-color: #0070c0; color: white; padding: 2px; font-size: 1.2em;">57</div> </td> <td colspan="4" style="border: 1px solid black; text-align: center;"> <div style="background-color: #0070c0; color: white; padding: 2px; font-size: 1.2em;">86</div> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<div style="background-color: #0070c0; color: white; padding: 2px;">Current</div> <div style="background-color: #0070c0; color: white; padding: 2px;">Potential</div>						<div style="background-color: #0070c0; color: white; padding: 2px; font-size: 1.2em;">57</div>		<div style="background-color: #0070c0; color: white; padding: 2px; font-size: 1.2em;">86</div>				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 81
2 Cavity wall insulation	£500 - £1,500	£ 435
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 129

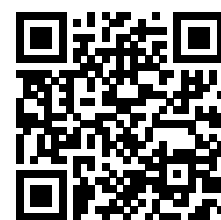
See page 3 for a full list of recommendations for this property.

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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