Forsythia Drive, Cardiff, CF23
Offers over £200,000, Freehold

EstatesDirect are pleased to present this spacious home located in a quiet cul-de-sac in the Cyncoed / Pentwyn area of Cardiff. The property is fully double glazed and has gas central heating. The dining room benefits from patio doors opening onto a large paved area with brick built barbeque. The property would suit a family or young professionals and viewing is highly recommended.

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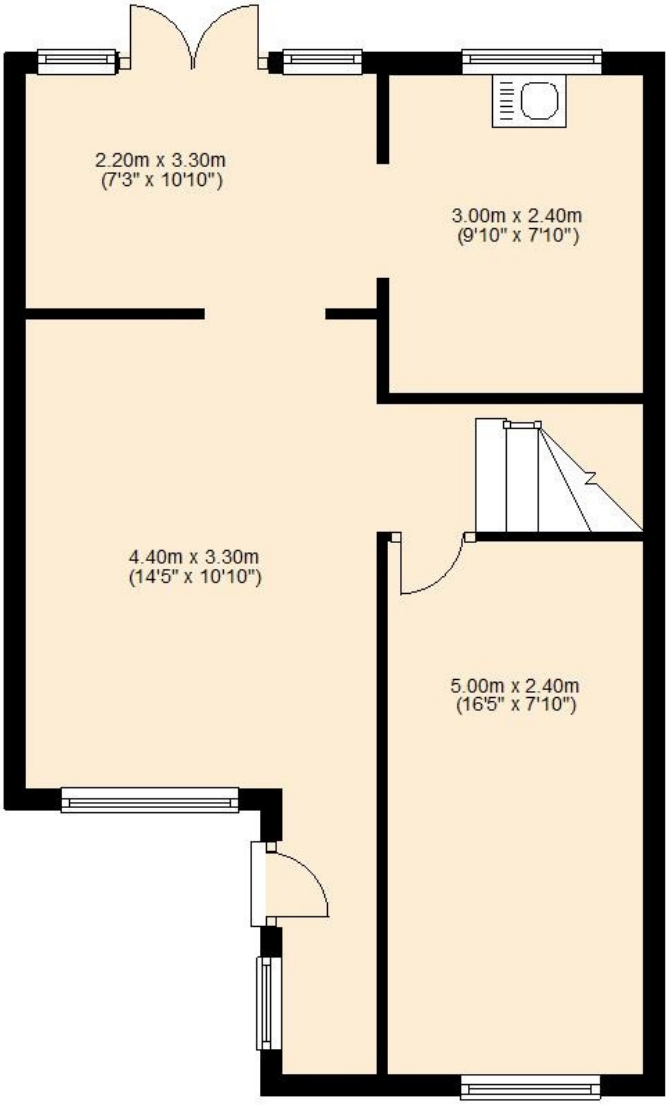
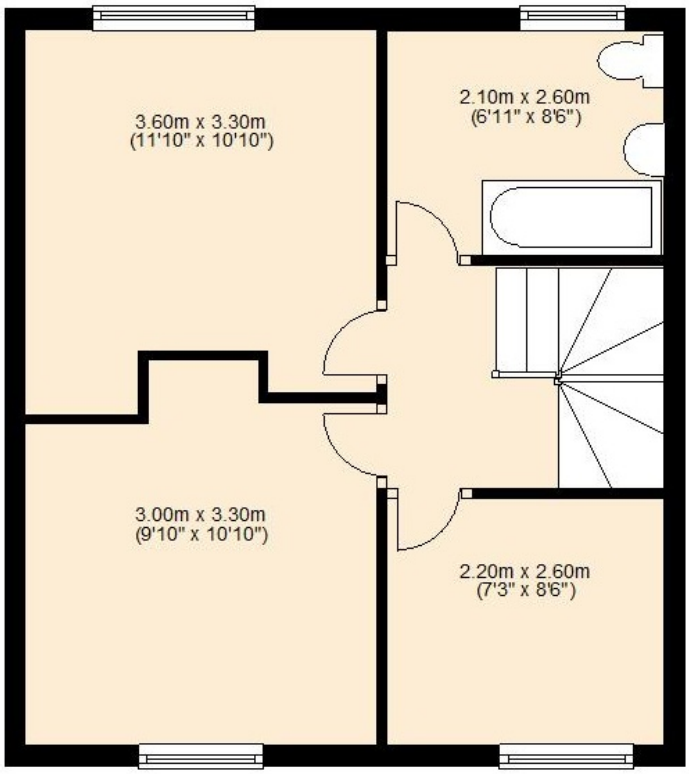
Ground Floor



First Floor



Long Description

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Entrance Hallway
Entrance to the property is gained via an uPVC door into the entrance hallway. With light oak effect laminate flooring, obscured glass uPVC window, radiator, pendant hanging light fitting and storage space. An archway leads through to the lounge.

Lounge
With continuation of the laminate flooring and large uPVC window to front aspect. There is a fireplace with marble effect hearth, double radiator, pendant hanging light fitting, TV aerial socket and a range of power points. Doorways lead to the dining/sun room and inner hallway.

Dining room
With continuation of laminate flooring, double glazed uPVC patio doors giving access to the rear garden bordered by full height windows giving plenty of natural light. Double radiator, pendant hanging light fitting and a range of power points. An archway leads through to the kitchen.

Kitchen
Tiled flooring, a range of base and eye level units with a roll top work surface set to tiled splash back, double glazed uPVC window to rear aspect. Stainless steel sink with mixer tap. The kitchen benefits from a good range of power points and pendent hanging light fitting, additionally there is access to a large under stairs storage cupboard / larder.

Inner hallway
Carpeted flooring, radiator and spotlights. Wooden doorway to 4th bedroom/3rd reception room and staircase to 1st floor accommodation.

Additional reception room/4th bedroom
Laminate flooring, uPVC double glazed window, two radiators, pendant hanging light fitting and power points.

First floor landing
Turning carpeted staircase leads to first floor landing with continuation of carpet flooring, strung spotlights and power point. Wooden doors provide access to all first floor accommodation and loft space.

Bedroom 1
Laminate flooring, uPVC double glazed window, radiator, pendent hanging light fitting and power points, with built-in wardrobe space.

Bedroom 2
Laminate flooring, uPVC double glazed window, radiator, pendant hanging light fitting and power points, with built-in wardrobe space.

Bedroom 3
Laminate flooring, uPVC double glazed window, radiator, pendant hanging light fitting and power points.

Bathroom
Tiled flooring, uPVC double glazed window with obscured glass, radiator and ceiling mounted light fitting. White three piece bathroom suite comprising, low level WC, pedestal sink with chrome taps and bath with chrome mixer taps, over bath shower and glass shower screen set to fully tiled surround. Mirror and vanity light with shaving point. With access to combi gas boiler and airing cupboard.

Outside

To the front of the property is a driveway, lawned area with several trees and paved path leading to the front door.
To the rear of the property is a paved patio with brick built barbeque, steps lead to a lawned area with storage shed.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

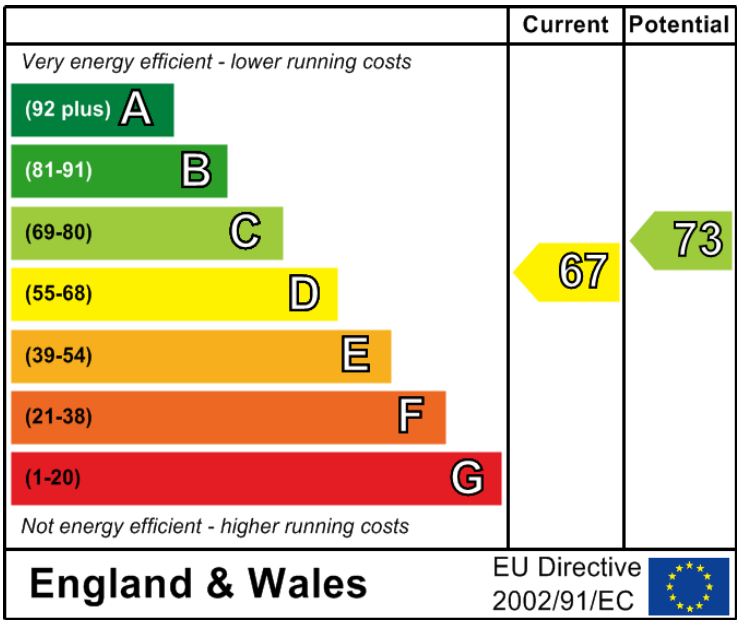
Energy Performance Certificate

33, Forsythia Drive
CARDIFF
CF23 7HP

Dwelling type:	Semi-detached house
Date of assessment:	30 January 2012
Date of certificate:	30 January 2012
Reference number:	0364-2800-6192-9672-4091
Type of assessment:	RdSAP, existing dwelling
Total floor area:	90 m²

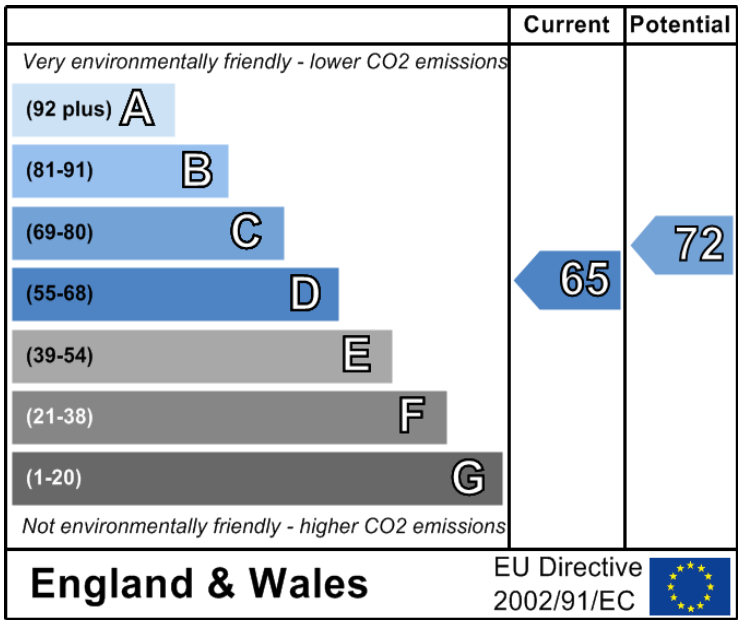
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	202 kWh/m² per year	162 kWh/m² per year
Carbon dioxide emissions	3.5 tonnes per year	2.8 tonnes per year
Lighting	£54 per year	£54 per year
Heating	£575 per year	£473 per year
Hot water	£105 per year	£87 per year

You could save up to £120 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number:	STRO006359
Assessor's name:	Chris Jenkins
Company name/trading name:	Chris Jenkins
Address:	39 Foel View Close Llantwit Fardre, CF38 2PL
Phone number:	01443204633
Fax number:	0000
E-mail address:	cjhomeinspector@gmail.com
Related party disclosure:	No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.stroma.com together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Directgov

Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Upgrade heating controls	£350 - £450	£34	C 69	D 67
Sub-total		£34		
Higher cost measures				
2 Replace boiler with new condensing boiler	£1,500 - £3,500	£86	C 73	C 72
Total		£120		
Potential energy efficiency rating			**C 73**	
Potential environmental impact (CO_2) rating				**C 72**

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

3 Solar water heating	£4,000 - £6,000	£25	C 74	C 74
4 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£219	B 83	B 83
Enhanced energy efficiency rating			**B 83**	
Enhanced environmental impact (CO_2) rating				**B 83**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current Performance	
		Energy efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 100 mm loft insulation Flat, limited insulation (assumed)	★★★☆☆ ★☆☆☆☆	★★★☆☆ ★☆☆☆☆
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	-	-
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 89% of fixed outlets	★★★★★	★★★★★
Current energy efficiency rating		**D 67**	
Current environmental impact (CO_2) rating			**D 65**

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. The thermostatic radiator valve should be removed from any radiator in the same room as the thermostat. Ask a heating engineer to do this work.

Higher cost measures

2 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. Building Regulations apply to this work.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

4 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.