

7 Oak Terrace
Coytrahen
Bridgend.
CF32 0DY

£94,995



- 2 bed double fronted cottage
- Renovated to a high standard
- Upvc double glazing
- Gas central heating
- Internal viewing recommended



REDUCED

Ref: PRA10234

Viewing Instructions: Strictly By Appointment Only

General Description

A renovated deceptive two bedroom double fronted cottage situated in an elevated position located in the village of Coytrahen within easy access of local amenities, Junction 36 of the M4 Motorway, the McArthur Glen designer centre, the Lidl supermarket and Bridgend Town with all its amenities. The property is offered for sale inclusive of upvc double glazing and gas central heating, all carpets where fitted area to remain. The accommodation comprises - Ground Floor - Entrance Porch, Lounge, Dining Room, Kitchen/Breakfast Room and Wet Room - First Floor - Landing and Two Bedrooms - Outside - Front and Rear Gardens.

Accommodation

Ground Floor

Entrance Porch

Via upvc double glazed front door, textured ceiling, multi panelled glazed door into:-



Lounge (13' 10" x 12' 06") or (4.22m x 3.81m)

Skimmed and beamed ceiling, carpet, open plan staircase to first floor, feature fireplace with inset multi fuel and log burner set on a stone hearth, latch key door to storage, window to front, box archway into:-



Dining Room (13' 10" x 7' 08") or (4.22m x 2.34m)

Skimmed and beamed ceiling, carpet, latch key door to storage cupboard, window to front, radiator, multi panelled glazed door into:-



Kitchen/breakfast room (16' 03" x 12' 03") or (4.95m x 3.73m)

narrowing to 9'2" (2.78m)

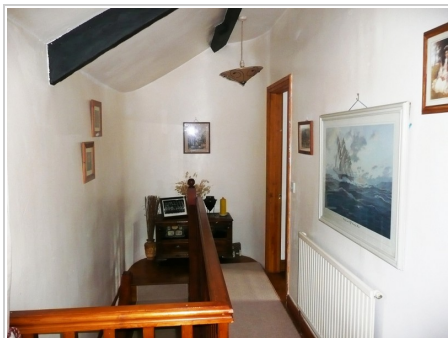
A range of wall and base units, single drainer stainless steel sink unit, complementary work surface, ceramic hob and oven, space for fridge/freezer, plumbed for automatic washing machine, wall mounted Ferolli gas central heating boiler, coved and skimmed ceiling, door into inner hallway.



Wet Room (9' 02" x 5' 08") or (2.79m x 1.73m)

Open tiled shower area with Triton electric shower, w.c. and wash hand basin, skimmed ceiling, tiled splashback, extractor unit, window to rear, radiator.

First floor



Landing

Quaint landing with wood stained balustrade, rising pitched skimmed and beamed ceiling, wooden flooring, window to rear, doors off to:-



Master Bedroom (13' 11" x 7' 07") or (4.24m x 2.31m)

Rising pitched skimmed and beamed ceiling, wooden flooring, window to front, radiator.



Bedroom 2 (12' 07" x 8' 02") or (3.84m x 2.49m)

Rising pitched skimmed and beamed ceiling, wooden flooring, window to front, radiator.

Front Garden

Wrought iron gate, steps leading to front, concrete path dividing garden laid with chippings, wood fencing, canopy porch.



Rear Garden

Paved rear garden, garden shed, block walls and trellis and shrub borders.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating: 56

Tenure

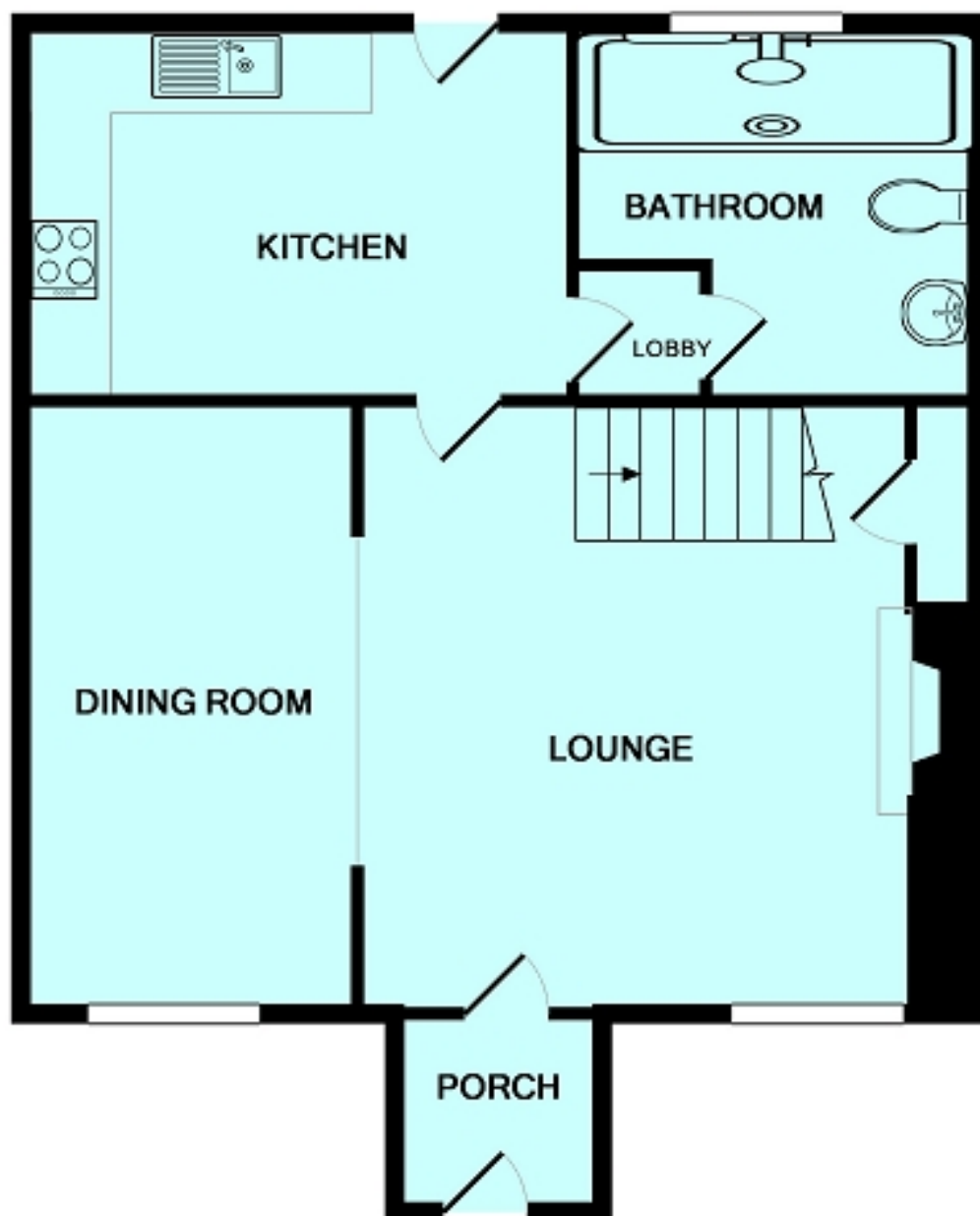
We are informed that the tenure is Freehold

Council Tax

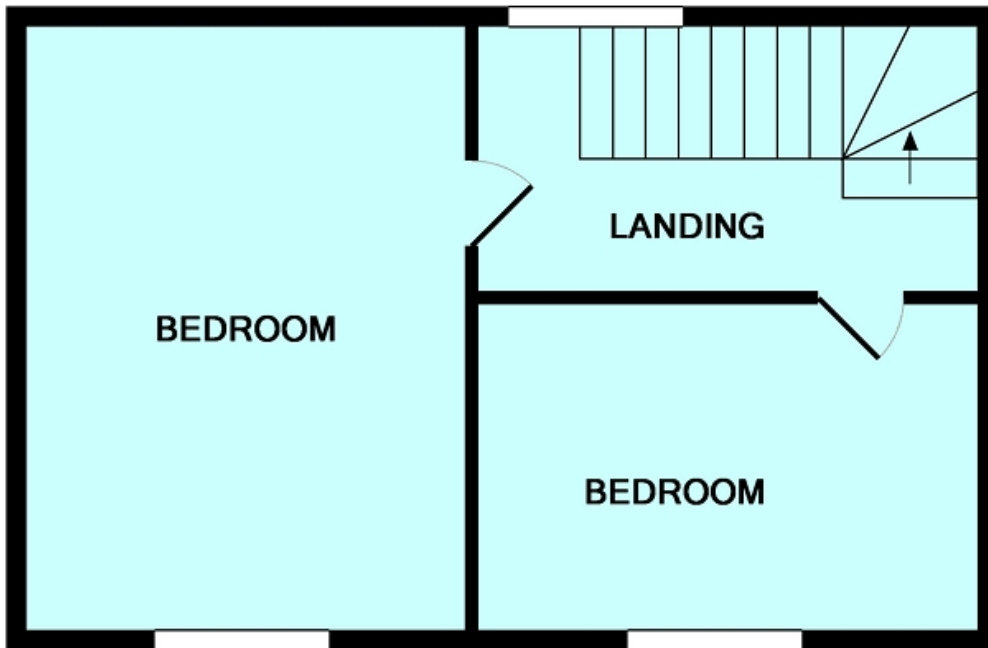
Band B

Directions





GROUND FLOOR



1ST FLOOR

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 ? 1% of Purchase Price. From £250,001 to £500,000 ? 3% of Purchase Price. From £500,001 to £1 million ? 4% of Purchase Price. From £1 million onwards 5% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Performance Certificate



7, Oak Terrace, Coytrahen, BRIDGEND, CF32 0DY

Dwelling type: Mid-terrace house
Date of assessment: 14 May 2013
Date of certificate: 15 May 2013

Reference number: 9648-5092-7275-0787-4960
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

Use this document to:

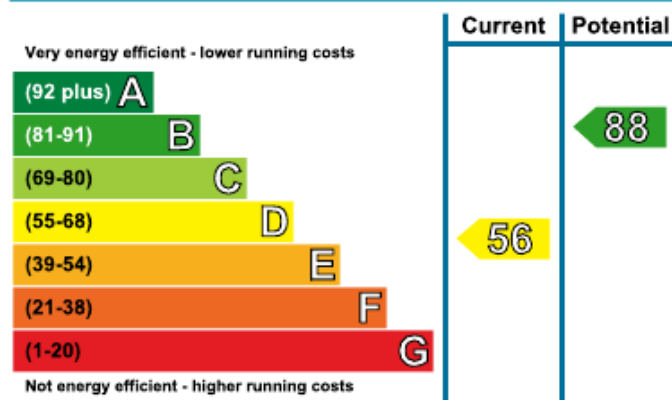
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,685
Over 3 years you could save	£ 1,077

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 135 over 3 years	
Heating	£ 2,187 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 2,685	£ 1,608	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 666	
2 Floor insulation	£800 - £1,200	£ 57	
3 Low energy lighting for all fixed outlets	£15	£ 42	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.