

45 Robins Hill
Brackla
Bridgend.
CF31 2PJ

£99,995



- 2 Bedroom End-Terrace Property
- Offered In Immaculate Condition
- Internal Viewing Highly Recommended
- Gas Central Heating
- Upvc Double Glazed
- Driveway Parking
- Generous Garden to Rear
- NO ONGOING CHAIN



Ref: PRA10561

Viewing Instructions: Strictly By Appointment Only

General Description

Two bedroom end-terrace property located in this popular residential area in Brackla, within easy access of Bridgend Town with all its amenities & facilities and Junctions 35 & 36 of the M4 Motorway. The property is offered for sale inclusive of Upvc double glazing, gas central heating, with all carpets & blinds to remain and is offered in immaculate condition with an internal viewing highly recommended. The accommodation comprises of: Ground Floor: Entrance; Porch; Lounge; Kitchen. First Floor: Landing; Bathroom; Master Bedroom; Further Bedroom. Outside: Front: Paving Front; Paving Driveway Parking; Generous Size Garden To Rear; Attractive Decking Area With Contemporary Lighting.

Accommodation

Ground Floor

Entrance

Via Upvc front door with stain glass panel.

Porch

Wood-strip ceiling, fitted carpet, white Louvre door leading to storage cupboard with ample storage, white panel doors leading to:



Lounge (18' 5" x 11' 10") or (5.61m x 3.61m)

Upvc windows to front & rear, coved & skimmed ceiling, Maple wood-strip flooring, feature medium Oak fire surround, marble hearth & inset electric fire in black and brass effect, wall lighting, white staircase leading to first floor, Upvc French doors to rear.



Kitchen (12' 7" x 6' 11") or (3.84m x 2.12m)

High gloss white fitted kitchen with chrome fittings, black mottled work surface, chrome gas hob, electric oven, splashback tiling, stainless steel sink unit, extractor fan, plumbed for automatic washing machine, space for fridge-freezer, breakfast bar area, artex ceiling, spotlighting, laminate flooring, Upvc windows to front & rear, radiator.

First Floor

Landing

Upvc window to front, artex ceiling, fitted carpet, white panel door leading to:



Bathroom

Three piece suite in white with chrome fittings, electric shower over bath with shower curtain, fully tiled around bath area, half tiled walls around sink unit & W.C, wall-mounted gas boiler, non-slip vinyl flooring, textured ceiling, chrome spotlighting, chrome heated towel rail, loft access, Upvc obscure glazed window to front.



Master Bedroom (11' 6" x 9' 10") or (3.50m x 2.99m)

Upvc window to rear, skimmed ceiling, fitted carpet, radiator, range of fitted wardrobes.



Bedroom 2 (10' 0" x 7' 3") or (3.06m x 2.21m)

Upvc window to rear, textured ceiling, fitted carpet, radiator.

Outside

Front

Pavio front with Pavio driveway.



Rear

Generous size garden to rear, decking area with sunken lighting, black & gold wrought iron feature, steps leading to pea-gravelled area, spacious garden storage shed to remain.

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 drainage, mains water, mains gas

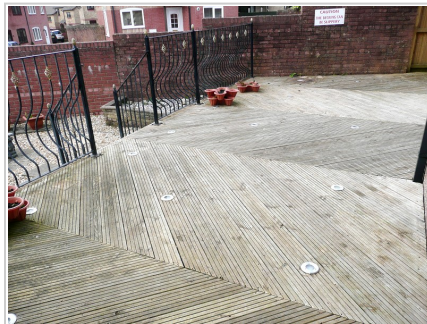
EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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. 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



45, Robins Hill, Brackla, BRIDGEND, CF31 2PJ

Dwelling type: Semi-detached house
Date of assessment: 10 November 2012
Date of certificate: 12 November 2012

Reference number: 9404-2830-7690-9192-1175
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

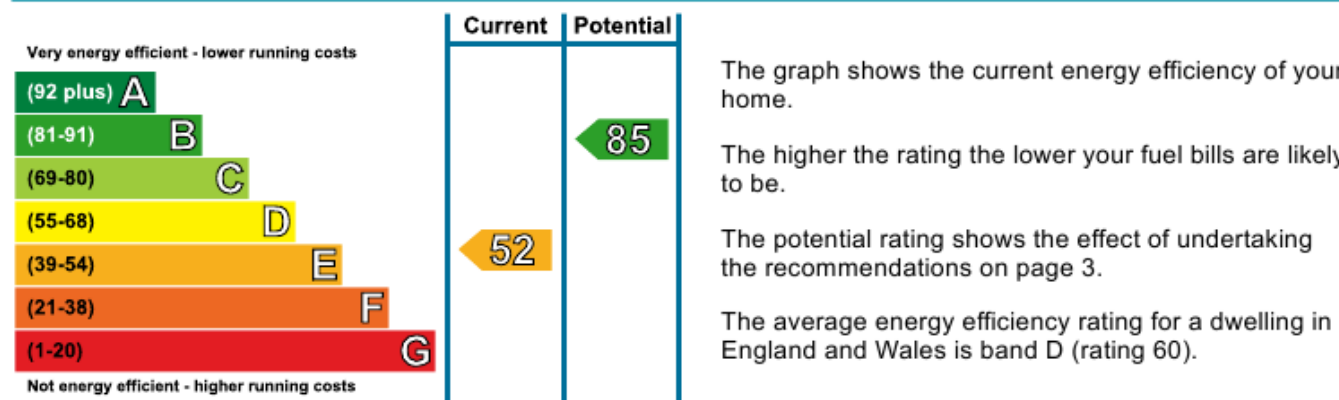
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,178
Over 3 years you could save	£ 840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 90 over 3 years	
Heating	£ 1,776 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 279 over 3 years	£ 141 over 3 years	
Totals	£ 2,178	£ 1,338	

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



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 Cavity wall insulation	£500 - £1,500	£ 372	
2 Floor Insulation	£800 - £1,200	£ 141	
3 Low energy lighting for all fixed outlets	£15	£ 27	

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.