

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 **Rentals:** (01656) 655061 **Fax:** (01656) 766568

Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

15 Bron Hafod
Broadlands
Bridgend.
CF31 5DL

Normal
£139,950



- 3 bedroom semi-detached property
- Set on a corner position
- Upvc double glazed
- Gas central heating
- Driveway parking & garage
- Gardens to front & rear
- Internal viewing recommended
- NO ONGOING CHAIN

Ref: PRA10584

Viewing Instructions: Strictly By Appointment Only

General Description

This well proportioned 3 bedroom semi-detached property set on a corner plot on the popular Broadlands development on the West of Bridgend within easy access of Bridgend Town with all its amenities & facilities and the A48 with routes to Porthcawl, Cardiff & Swansea. The property is offered for sale inclusive of Upvc double glazing & gas central heating. The accommodation comprises of: Ground floor: Entrance hall; cloakroom; lounge; kitchen/dining room. First floor: Landing; three bedrooms; bathroom. Outside: Gardens to front & rear; driveway; detached garage.

Accommodation

Ground Floor

Entrance Hall

Via part panelled, part glazed front door, coved & textured ceiling, fitted carpet, stairway to first floor, radiator, door leading to:

Cloakroom

Two piece suite in white comprising wash-hand basin, W.C, splashback tiling, fitted carpet, Upvc window to front, radiator.



Lounge (14' 1" x 12' 0") or (4.29m x 3.65m)

Upvc window to front, coved & textured ceiling, fitted carpet, double doors leading to:

Kitchen/Dining Room (15' 6" x 9' 10") or (4.73m x 2.99m)



Kitchen Area

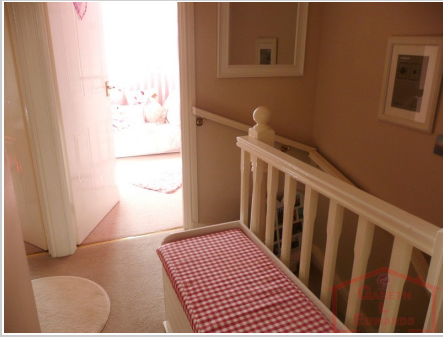
Range of base & wall units, inset single drainer sink unit, complementary work surface, four ring gas hob, electric oven, extractor hood, plumbed for automatic washing machine, wall-mounted gas boiler, coved & textured ceiling, tiling to floor.



Dining Area

Coved & textured ceiling, fitted carpet, radiator, door to under-stair storage cupboard, Upvc patio doors to rear.

First Floor



Landing

Textured ceiling, loft access, fitted carpet, spindle banister, door leading to airing cupboard housing hot water tank.



Bedroom 1 (13' 4" x 8' 6") or (4.07m x 2.59m)

Two Upvc windows to front, textured ceiling, fitted carpet, radiator, double door to built-in wardrobes, door to storage cupboard with ample storage & shelving.



Bedroom 2 (9' 3" x 9' 1") or (2.82m x 2.77m)

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



Bedroom 3 (9' 0" x 6' 0") or (2.75m x 1.83m)

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



Bathroom

Three piece suite in white comprising wash-hand basin, W.C, panel bath with mixer shower, electric shaving point, Upvc obscure glazed window to side, textured ceiling, fitted carpet, radiator.

Outside



Front

Driveway leading to garage, paved path to front door, garden laid to lawn, shrub area, side access leading to rear garden.

Garage

Up-and-over-door.



Rear

Paved patio area, garden laid to lawn, shrub borders, garden 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 water, mains drainage, mains gas

EPC Rating:76

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

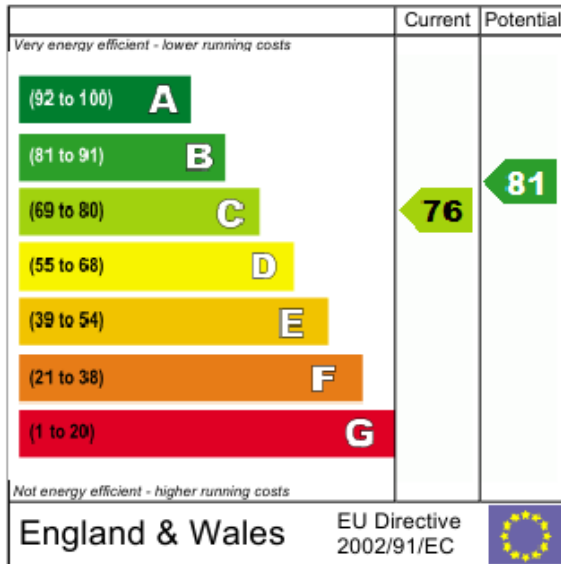


15, Bron Hafod
BRIDGEND
CF31 5DL

Dwelling type: Semi-detached house
Date of assessment: 29 February 2008
Date of certificate: 2 March 2008
Reference number: 2718-8016-6252-4258-3070
Total floor area: 88 m²

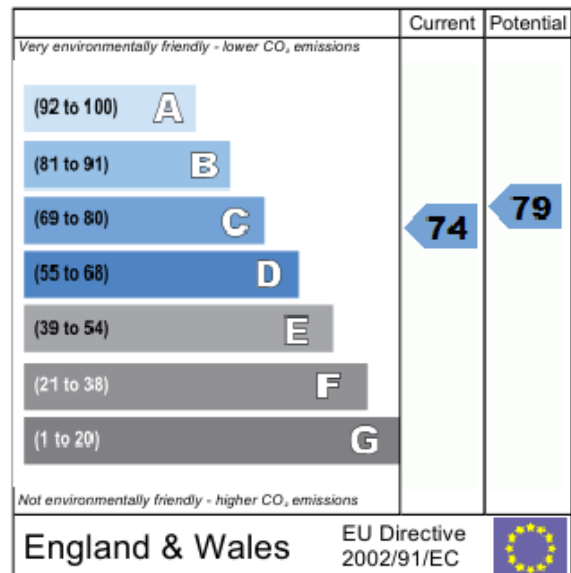
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 will be.

Environmental Impact (CO₂) 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	177 kWh/m ² per year	141 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.1 tonnes per year
Lighting	£73 per year	£41 per year
Heating	£251 per year	£225 per year
Hot water	£109 per year	£88 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

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/myhome