

4-6 Dunraven Place, Bridgend. CF31 1JD

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6 Oaklands Avenue
Bridgend
Bridgend.
CF31 4ST

£125,000



- Traditional 2 bedroom detached bungalow
- Extended to rear
- Upvc double glazed
- Gas combination central heating
- Gardens to front & rear
- Driveway parking for several cars
- Detached garage
- NO ONGOING CHAIN

Ref: PRA10605

Viewing Instructions: Strictly By Appointment Only

General Description

Traditional 2 bedroom detached bungalow set on the West side of Bridgend in this popular location within easy access of the Town Centre with all its amenities and facilities, Bridgend Recreational Centre, Newbridge Fields, Junction 36 of the M4 Motorway and McArthur Glen's Designer Centre. The property is offered for sale inclusive of Upvc double glazing, gas central heating and benefits no ongoing chain. The accommodation comprises of: Ground floor: Entrance porch; lounge; dining room; kitchen; inner hallway; two bedrooms; bathroom. Outside: Gardens to front & rear; driveway parking for several cars; detached garage.

Accommodation

Ground Floor

Entrance Porch

Via Upvc front door with glass panels, door leading to:



Lounge (13' 11" x 11' 9") or (4.23m x 3.57m)

Upvc picture window to front, double glazed obscure sealed unit panels either side of chimney breast, fireplace with inset electric fire, radiator, picture rail, carpet, door leading to:



Dining Room (10' 10" x 7' 5") or (3.30m x 2.26m)

Upvc window to side, radiator, carpet, door leading to cupboard housing gas meter & wall-mounted Worcester gas combination boiler, picture rail, sliding door leading to:



Kitchen (10' 2" x 9' 1") or (3.09m x 2.76m)

Range of base & wall units to include inset sink unit, work surface, Upvc door to side with side panels, Upvc window to rear, radiator, vinyl flooring, plumbed for washing machine, gas cooker.

Inner Hallway

Loft access, doors leading to:



Bedroom 1 (11' 9" x 9' 6") or (3.58m x 2.90m)

Upvc window to front, picture rail, radiator, carpet.



Bedroom 2 (9' 8" x 8' 6") or (2.94m x 2.59m)

Upvc window to rear, picture rail, radiator, carpet.



Bathroom

Panel bath, pedestal wash-hand basin, low level W.C Upvc obscure glazed window to rear, vinyl flooring, radiator, tiled walls.

Outside



Front

Enclosed hedging, garden laid to lawn, shrub borders, path to front, double wrought iron gate to paviour driveway with parking for several cars, hand-rail.

Detached Garage

Via up-and-over door, Upvc door to side, window to rear.



Rear

Patio area, concrete path, glass house, garden laid to lawn, wood panel fencing,

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:63

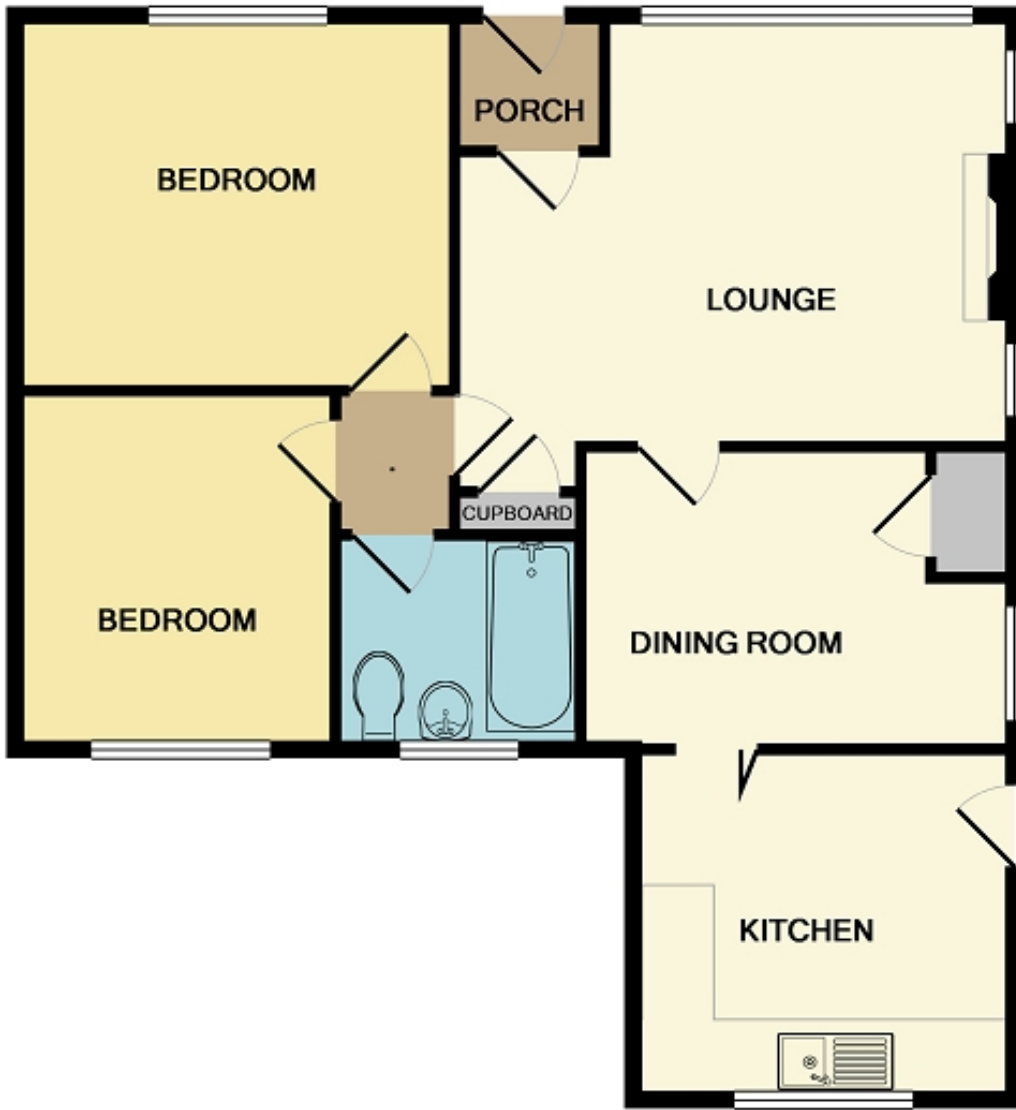
Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified







For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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



6, Oaklands Avenue, BRIDGEND, CF31 4ST

Dwelling type: Detached bungalow
Date of assessment: 28 April 2015
Date of certificate: 29 April 2015

Reference number: 0339-2858-7946-9625-0241
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

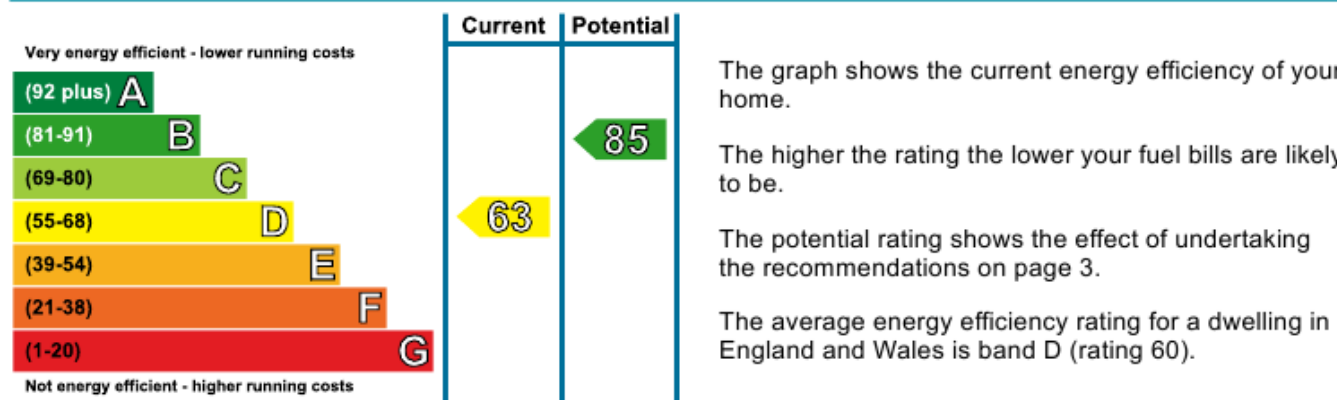
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,947
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 105 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,194 over 3 years	
Hot Water	£ 288 over 3 years	£ 162 over 3 years	
Totals	£ 1,947	£ 1,461	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 210	
2 Low energy lighting for all fixed outlets	£25	£ 72	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 108	

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.