

4-6 Dunraven Place, Bridgend. CF31 1JD

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12 Heol Penderyn
Brackla
Bridgend.
CF31 2EA

Normal
£209,950



- 4 bedroom detached property
- Internal viewing highly recommended
- Offered in good condition
- En-suite to master bedroom
- Downstairs cloakroom
- South facing rear garden
- Driveway parking
- Partly converted garage



Ref: PRA10615

Viewing Instructions: Strictly By Appointment Only

General Description

An internal viewing is highly recommended on this four bedroom detached property located at the top of a hammerhead, in this quiet cul-de-sac location on the Coity side of Brackla, with good access to Junctions 35 & 36 of the M4 Motorway, easy access of local amenities & facilities and close distance of Bridgend Town. The property is offered for sale inclusive of gas central heating & Upvc double glazing. The accommodation comprises of: Ground floor: Entrance hall; cloakroom; lounge; dining room; kitchen/breakfast room. First floor: Landing; master bedroom with en-suite; three further bedrooms; bathroom. Outside: Garden to front; driveway parking; integral garage/office; enclosed south facing rear garden.

Accommodation

Ground Floor



Entrance Hall

Teak effect Upvc front door with lead details & obscure glazed panels to side. Artex & coved ceiling, fitted carpet, radiator, carpeted staircase to first floor, door leading to cupboard, door leading to:



Cloakroom

Two piece suite in white comprising low level W.C, vanity wash-hand basin, splashback tiling, skimmed ceiling, extractor fan, radiator, vinyl floor covering.



Lounge (15' 11" x 10' 08") or (4.85m x 3.25m)

Artex & coved ceiling, Upvc window to front, feature fireplace in wood finish with inset electric fire, fitted carpet, radiator, double doors leading to:



Dining Room (10' 08" x 10' 06") or (3.25m x 3.20m)

Upvc window to rear, artex & coved ceiling, radiator, laminate flooring, box archway into:



Kitchen/Breakfast Room (15' 01" x 8' 11") or (4.60m x 2.72m)

Range of base & wall units to include one and a half stainless steel sink unit, splashback tiling, space & plumbed for automatic washing machine, space for tumble dryer, 5 ring gas hob, double oven, chrome extractor, space for fridge-freezer, laminate flooring, artex ceiling, wall-mounted Baxi central heating boiler, Upvc window to rear, Upvc French doors to rear.

First Floor



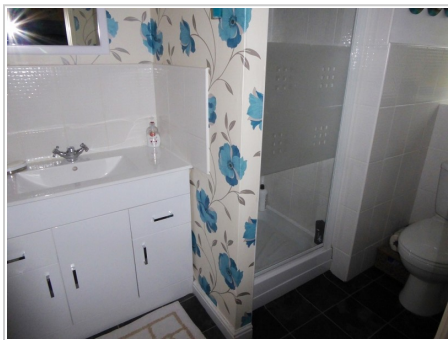
Landing

Artex ceiling, fitted carpet, Upvc window to side, airing cupboard housing hot water tank with shelving.



Master Bedroom (12' 04" x 10' 05") or (3.76m x 3.18m)

Upvc window to rear, artex ceiling, radiator, fitted carpet, double & single built-in wardrobe with mirror panel inset, door leading to:



En-Suite

Contemporary style suite with low level W.C, tiled shower cubicle with electric shower, splashback tiling to sink set in vanity unit, electric shaving point, heated towel rail, vinyl floor covering, Upvc obscure glazed window to rear.



Bedroom 2 (12' 02" x 10' 09") or (3.71m x 3.28m)

Upvc window to front, artex ceiling, radiator, fitted carpet, double built-in wardrobe.



Bedroom 3 (9' 08" x 9' 01") or (2.95m x 2.77m)

Upvc window to rear, artex & coved ceiling, fitted carpet, radiator, single built-in wardrobe.



Bedroom 4 (7' 10" x 7' 09") or (2.39m x 2.36m)

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



Bathroom

Three piece suite in white comprising of panel bath, pedestal wash-hand basin, low level W.C, fully tiled, electric shower over bath, radiator, vinyl floor tiles, Upvc obscure glazed window to front, artex ceiling.

Outside



Front

Tarmac driveway, shrub borders, wooden pedestrian gate giving access to side, garden laid to lawn, brick built wall, storm canopy, integral garage accessed via up and over door, partly converted so only used for storage with office to rear.

Side

Paved path with door leading to office, opposite side has attached wooden shed for storage.

Garage (10' 5" x 6' 8") or (3.17m x 2.04m)

Access via up-and-over doors to storage area, part of garage is currently used as an office with coved ceiling, strip lighting and power points.



Rear

Enclosed rear garden by established conifer hedging, southerly facing with paved patio, lawn and shrubs.

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

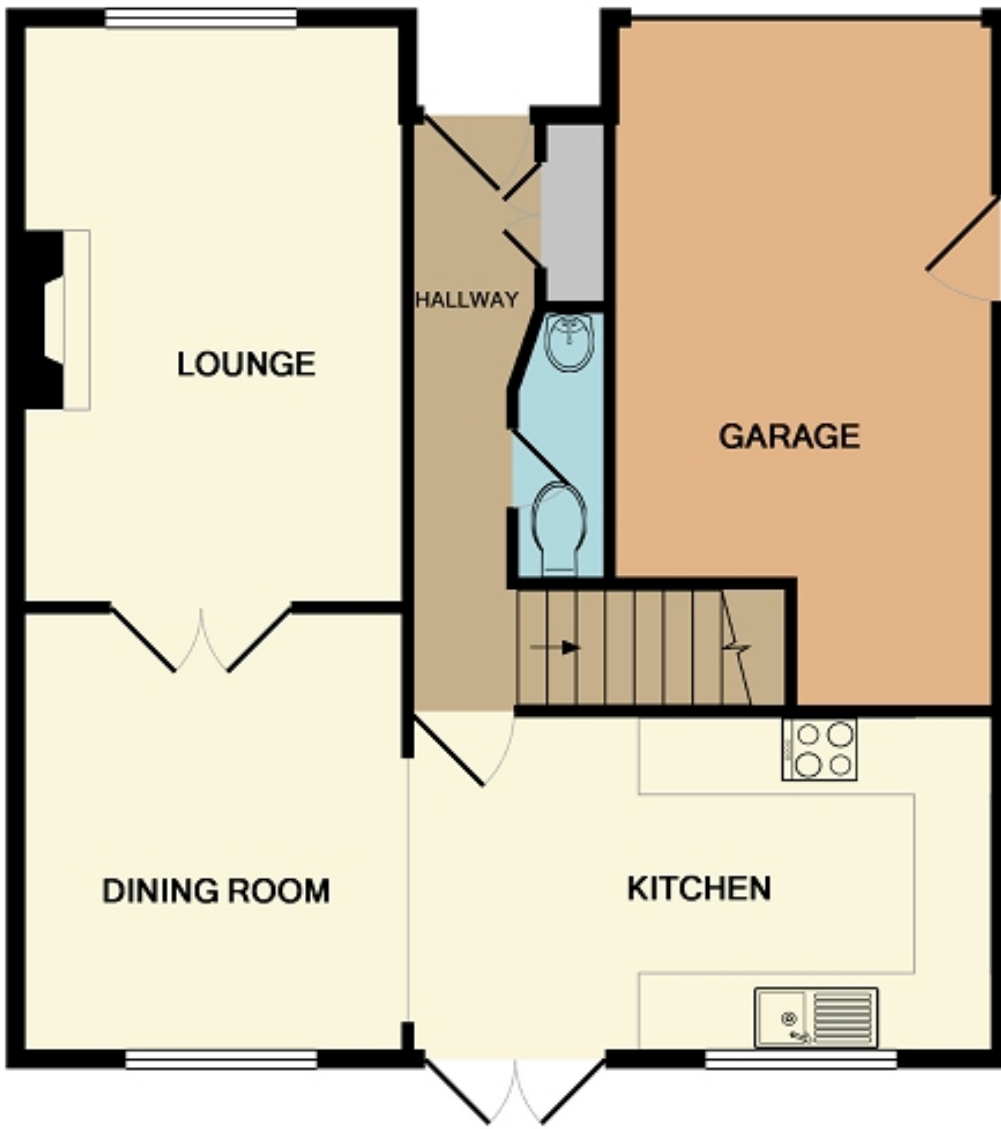
Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

Council Tax

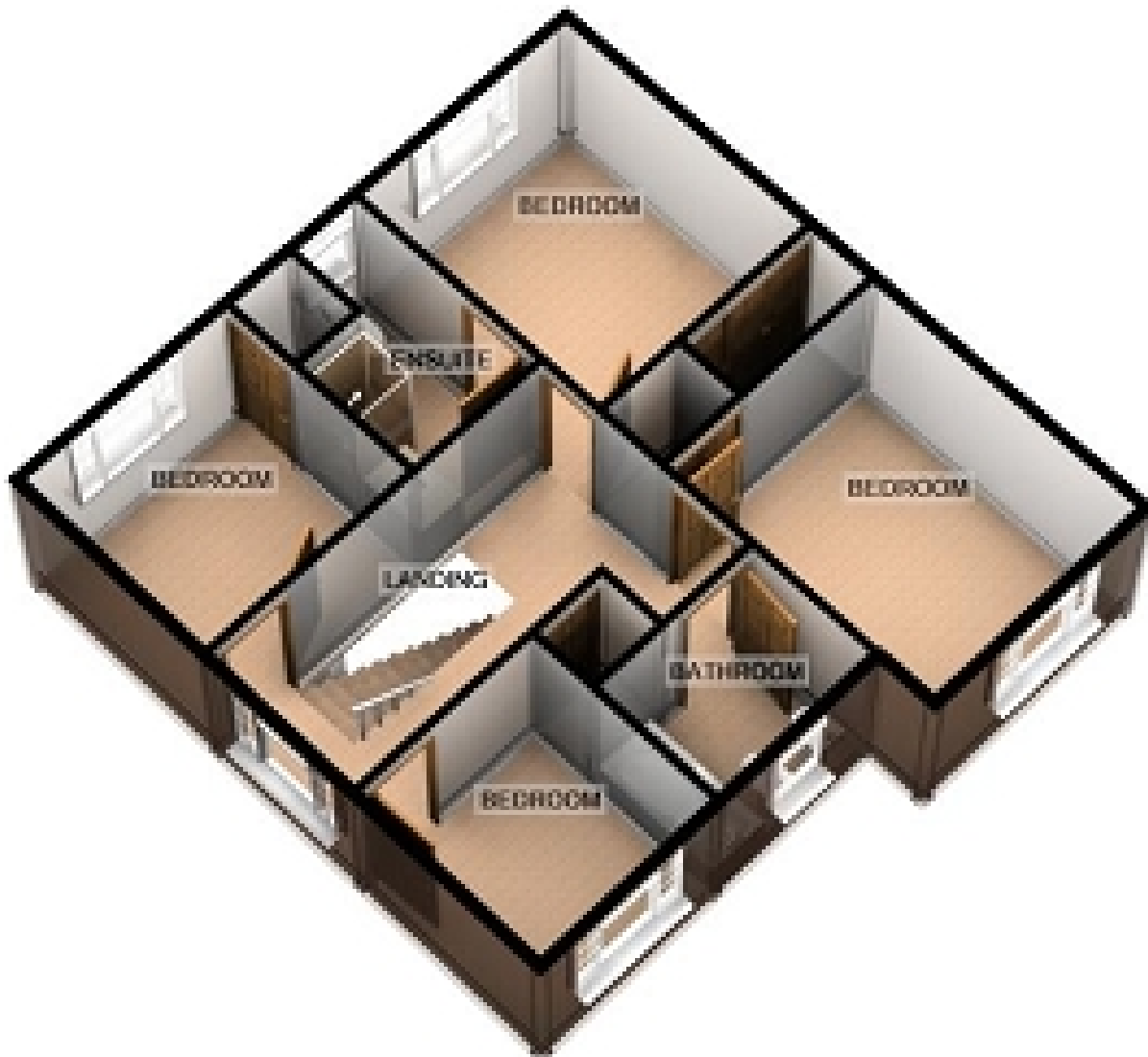
Band E



GROUND FLOOR



1ST 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. 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



12, Heol Penderyn, Brackla, BRIDGEND, CF31 2EA

Dwelling type: Detached house
Date of assessment: 03 June 2015
Date of certificate: 04 June 2015

Reference number: 8625-7526-3510-3607-4902
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 m²

Use this document to:

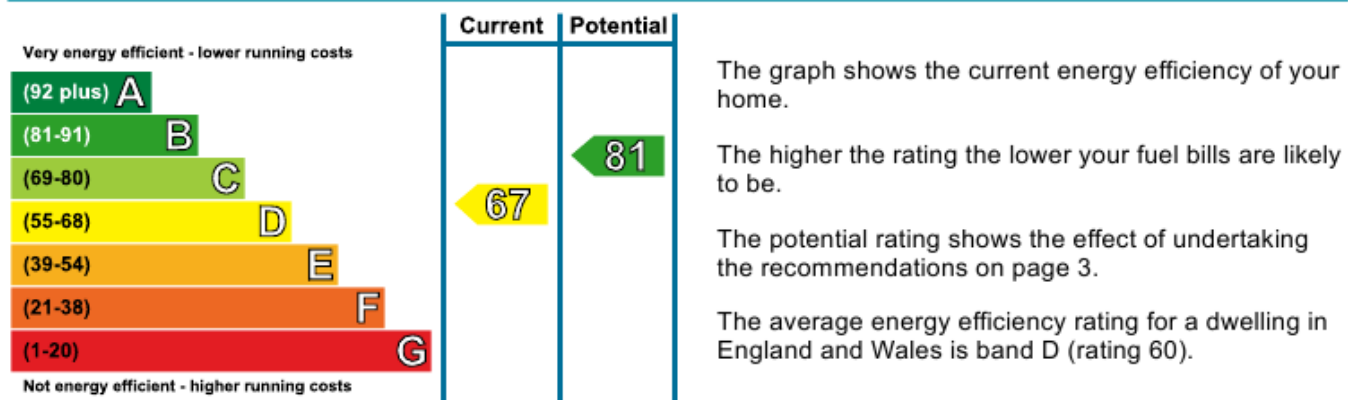
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,703
Over 3 years you could save	£ 438

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 186 over 3 years	
Heating	£ 1,989 over 3 years	£ 1,824 over 3 years	
Hot Water	£ 411 over 3 years	£ 255 over 3 years	
Totals	£ 2,703	£ 2,265	

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	£ 195	
2 Low energy lighting for all fixed outlets	£40	£ 96	
3 Solar water heating	£4,000 - £6,000	£ 147	

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.