

4-6 Dunraven Place, Bridgend. CF31 1JD

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20 Tremains Court  
Brackla  
Bridgend.  
CF31 2SR

Normal  
£139,995



- 3 bedroom semi-detached property
- Renovated to a high standard
- Internal viewing highly recommended to appreciate
- Downstairs cloakroom
- Open-plan lounge/diner
- Upvc double glazed
- Gas central heating via combi. boiler
- Gardens to front & rear
- Integral garage
- NO ONGOING CHAIN

Ref: PRA10622

Viewing Instructions: Strictly By Appointment Only

## General Description

Three bedroom semi-detached property located within easy access of the Triangle Shopping Centre with all its facilities and Junction 36 of the M4 Motorway, access into Bridgend Town with all its amenities and the local rail link with routes to Cardiff & Swansea. The property is offered for sale inclusive of Upvc double glazing & gas central heating via combination boiler. The property has been renovated to a high standard and an internal viewing is highly recommended to appreciate. The property also benefits from an integral garage/utility room. The accommodation comprises of:  
Ground Floor: Entrance; hallway; cloakroom; open-plan lounge/diner; kitchen; integral garage/utility room. First Floor: Landing; master bedroom; two further bedrooms; family bathroom. Outside: Open-plan garden to front; driveway parking; rear garden; two patio areas.

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## Accommodation

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### Ground Floor



#### Entrance

Via Upvc front door with attractive stain glass panel & chrome fittings.



#### Hallway

Quality fitted carpet, radiator, Upvc obscure glazed window to side, attractive archway, white panel door with chrome fittings leading to:



#### Cloakroom

Two piece suite in white with chrome fittings, half tiled walls with attractive tiling, vinyl flooring, Upvc obscure glazed window to front, artex ceiling.



#### Open-Plan Lounge/Diner (23' 0" x 12' 11") or (7.02m x 3.94m)

Upvc window to front & rear, two radiators, quality fitted carpet, artex ceiling, half glazed white panel Georgian glass door leading to:



## Kitchen (10' 11" x 9' 4") or (3.33m x 2.85m)

Quality fitted kitchen in high gloss cream with complementary work surface, stainless steel sink unit, attractive splashback tiling, chrome gas hob, electric oven, attractive chrome cooker hood, attractive vinyl flooring, space for fridge-freezer, artex ceiling, Upvc window to rear, radiator, white panel door leading to under-stair storage cupboard with ample storage, door leading to:

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## Integral Garage/Utility Room

Plumbed for automatic washing machine & tumble dryer, window to rear, door to rear, up-and-over door to front, power & lighting.

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## First Floor



## Landing

Quality fitted carpet, white spindle staircase, Upvc obscure glazed window to side, artex ceiling, loft access, all doors to first floor white panel with chrome fittings, door leading to airing cupboard with radiator, fitted carpet, shelving & ample storage.



## Master Bedroom (12' 10" x 9' 3") or (3.90m x 2.82m)

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



## Bedroom 2 (9' 9" x 9' 6") or (2.98m x 2.90m)

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

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### Bedroom 3 (8' 8" x 6' 11") or (2.64m x 2.10m)

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

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### Family Bathroom

Three piece suite in white with chrome fittings, sink set in attractive high gloss white vanity unit with chrome fittings, chrome mixer shower taps over bath, attractive tiling to bathroom, chrome heated towel rail, vinyl flooring, skimmed ceiling, with chrome spotlighting, Upvc obscure glazed window to front.

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## Outside

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### Front

Open-plan garden laid to lawn, driveway leading to garage.

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### Rear

Generous size rear garden, two patio areas, garden laid to lawn, wooden shed to remain, side access.

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## 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.

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## Services

Mains electricity, mains water, mains drainage, mains gas

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EPC Rating:60

## Tenure

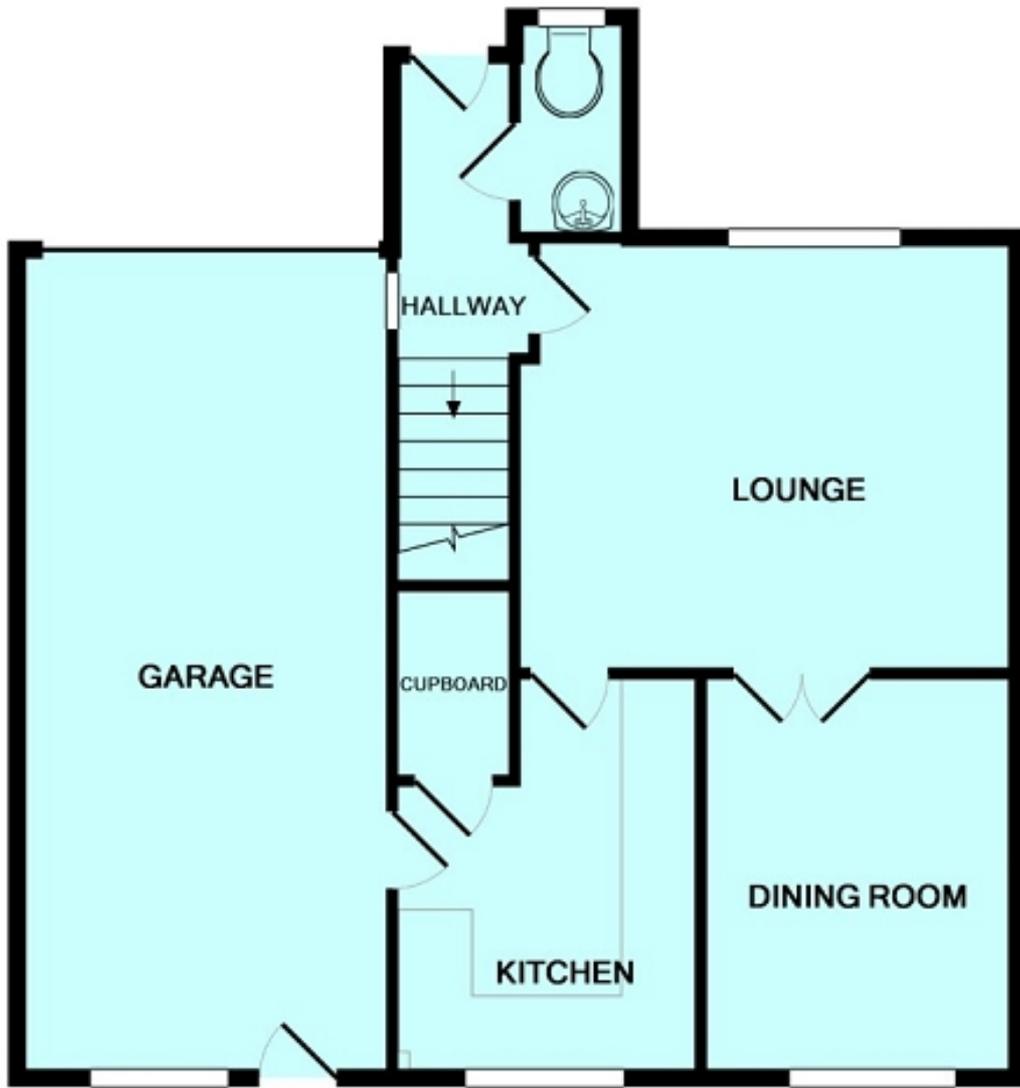
We are informed that the tenure is Freehold

## Council Tax

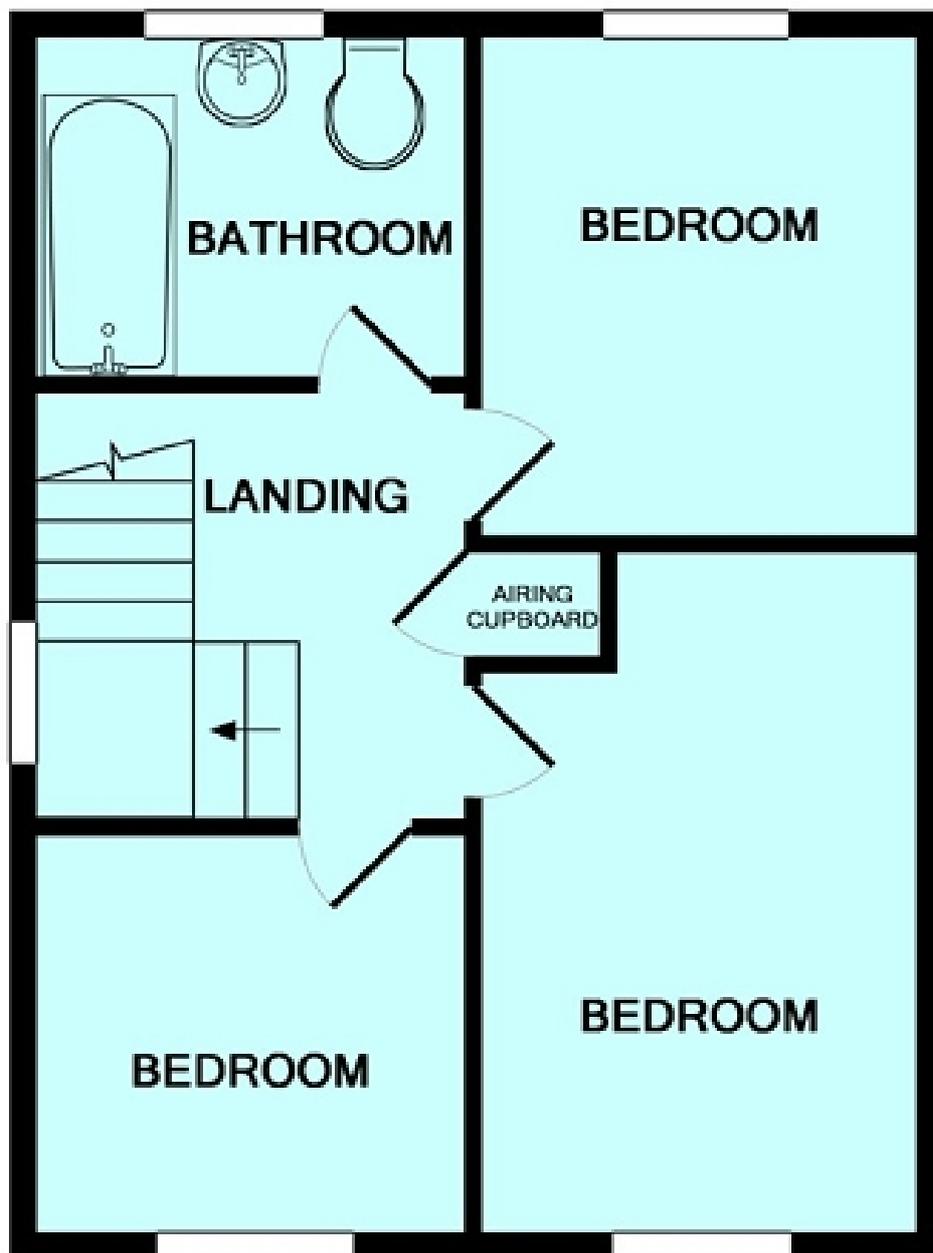
Band Not Specified

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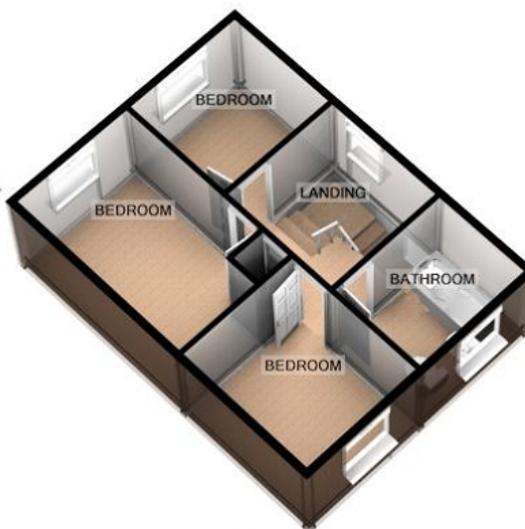
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



1ST FLOOR

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



20, Tremains Court, Brackla, BRIDGEND, CF31 2SR

**Dwelling type:** Semi-detached house  
**Date of assessment:** 23 December 2014  
**Date of certificate:** 24 December 2014

**Reference number:** 8524-7122-3789-0177-6926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 70 m<sup>2</sup>

## Use this document to:

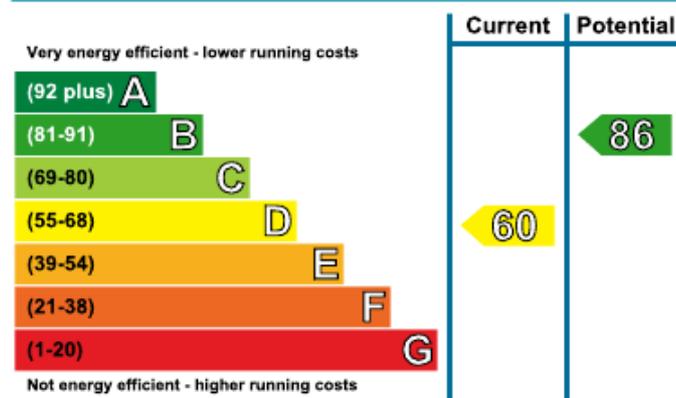
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,508</b>
<b>Over 3 years you could save</b>	<b>£ 954</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,617 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 741 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,508</b>	<b>£ 1,554</b>	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48	
3 Hot water cylinder thermostat	£200 - £400	£ 81	

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](http://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.