

4-6 Dunraven Place, Bridgend. CF31 1JD

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

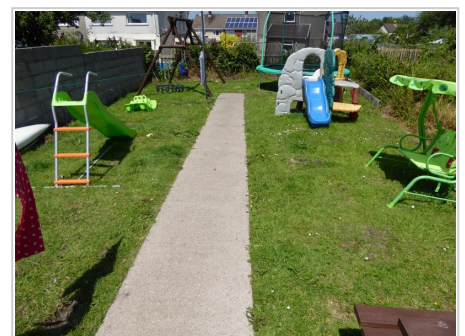
Email: [bridgend@garethledwards.com](mailto:bridgend@garethledwards.com) Web: [www.garethledwards.com](http://www.garethledwards.com)

3a Heol Cae Glas  
Sarn  
Bridgend.  
CF32 9UG

Normal  
£77,950



- 2 double bedroom first floor flat
- Offering spacious accommodation
- Internal viewing recommended
- Upvc double glazed
- Gas central heating
- Generous garden to rear
- NO ONGOING CHAIN



Ref: PRA10629

Viewing Instructions: Strictly By Appointment Only

## General Description

2 double bedroom first floor flat offering spacious accommodation located in the village of Sarn within close proximity of local precinct, supermarket, doctors surgery & schools and within easy access of Junction 36 of the M4 Motorway with routes to Cardiff & Swansea, McArthur Glen's Designer Centre & Sainsbury's supermarket. The property is offered for sale inclusive of Upvc double glazing & gas central heating. The property benefits generous size garden to rear. The accommodation comprises of: Entrance; hallway; lounge; kitchen; 2 double bedrooms; inner hallway; bathroom. Outside: Communal area to front; generous size garden to rear.

---

## Accommodation

---

### Front

Concrete pathway to side leading to communal area, concrete steps to Upvc front door with storm canopy & outside store.

---

### First Floor

---

### Hallway

Carpeted stairway, 4 panel wood-stain doors leading to:

---



### Lounge (14' 2" x 12' 9") or (4.32m x 3.88m)

Feature fireplace with inset gas fire, double fireside cupboards to recess, Upvc window to front, artex & coved ceiling, laminate flooring.

---



### Kitchen (10' 0" x 9' 6") or (3.06m x 2.90m)

Range of kitchen units to include one and a half bowl single drainer sink unit set in work surface with splashback tiling, range of floor cupboards incorporating three drawer unit, plumbed & space for automatic washing machine, space for tumble dryer, space for fridge-freezer, wall-mounted gas combination central heating boiler, gas cooker, tiled floor, over-stair bulkhead cupboard, radiator, Upvc windows to rear & side, artex ceiling.

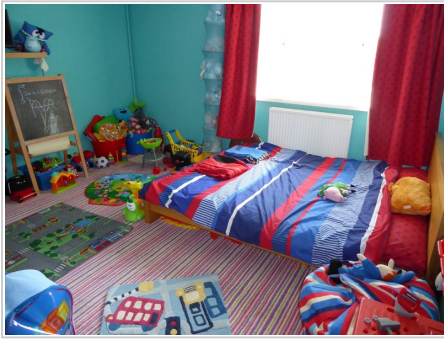
---



### Bedroom 1 (13' 0" x 9' 11") or (3.95m x 3.01m)

Upvc window to rear, skimmed & coved ceiling, radiator, laminate flooring.

---



## Bedroom 2 (13' 0" x 12' 10") or (3.96m x 3.90m)

Upvc window to front, artex & coved ceiling, fitted carpet, over-stair bulkhead storage cupboard.

---

## Inner Hallway

Laminate flooring, radiator, skimmed ceiling, loft access.

---



## Bathroom (7' 7" x 5' 10") or (2.32m x 1.78m)

White bathroom suite to include moulded tile bath, pedestal wash-hand basin, low level W.C, shower & double opening shower screen to bath, chrome towel rail, tiled floors, tiled walls, Upvc obscure glazed window to rear, skimmed ceiling.

---

## Outside



## Rear

Garden laid to lawn divided by concrete path, block built wall, wood panel slat fencing, hedge line enclosing.

---

## 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:72

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band A



*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



3a, Heol Cae Glas, Sarn, BRIDGEND, CF32 9UG

**Dwelling type:** Top-floor flat  
**Date of assessment:** 08 October 2013  
**Date of certificate:** 09 October 2013  
**Reference number:** 9216-2838-7105-9707-2935  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 69 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

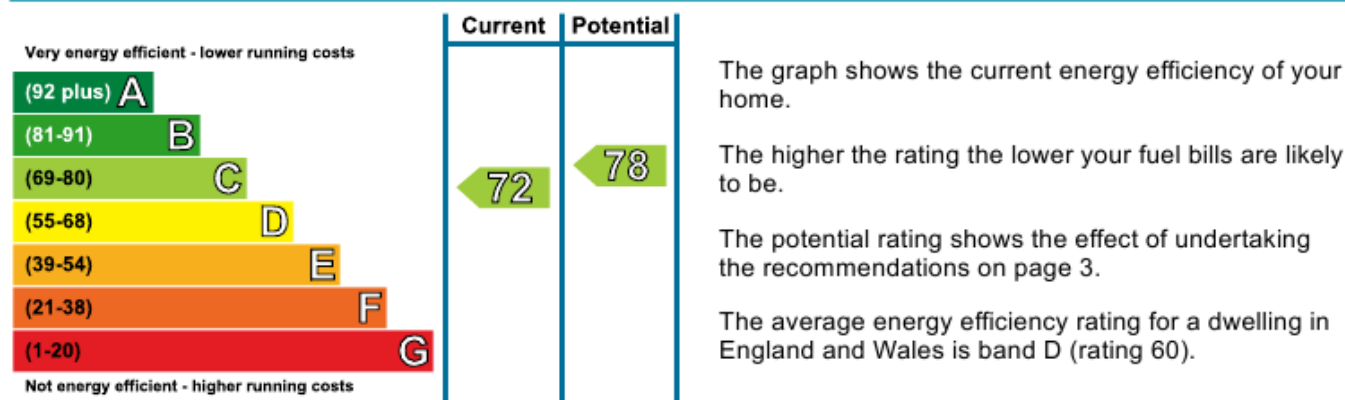
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,626</b>
<b>Over 3 years you could save</b>	<b>£ 369</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 129 over 3 years	
Heating	£ 1,050 over 3 years	£ 870 over 3 years	
Hot Water	£ 315 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 1,626</b>	<b>£ 1,257</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



## 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 Increase loft insulation to 270 mm	£100 - £350	£ 117	
2 Low energy lighting for all fixed outlets	£30	£ 108	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 138	

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.