

4-6 Dunraven Place, Bridgend. CF31 1JD

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23 Maesteg Road
Cwmfelin
Maesteg.
CF34 9LD

Normal
£119,950



- Well presented extended 4 bedroom mid-terrace property
- Internal viewing highly recommended
- Two reception rooms
- Loft conversion/4th bedroom
- Upvc double glazed
- Gas Combi. central heating
- Part-exchange considered
- Parking to rear



Ref: PRA10672

Viewing Instructions: Strictly By Appointment Only

General Description

Part-exchange is considered on this extended four bedroom mid-terrace property located in Cwmfelin with views to front of surrounding Llynfi Valley in Maesteg within easy access of local rail link, schools, amenities & facilities, close distance of Junction 36 of the M4 Motorway with routes to Cardiff & Swansea. The property is offered for sale inclusive of Upvc double glazing & gas central heating. The accommodation comprises of: Ground floor: Entrance porch; hallway; lounge; dining room; kitchen. First floor: Landing; bathroom; three bedrooms. Second floor: Further bedroom. Outside: Forecourt to front; garden to rear; hard-standing parking to rear.

Accommodation

Ground Floor

Entrance Porch

Via Upvc double glazed front door with two obscure glass panels, artex ceiling, laminate flooring, oak door with glass panels leading to:

Hallway

Artex ceiling, emulsion walls, laminate flooring, radiator, staircase leading to first floor, oak door leading to:



Lounge (20' 5" x 11' 8") or (6.22m x 3.56m)

Coved & artex ceiling, emulsion walls, fitted carpet, Upvc window to front, light oak feature fire surround with electric effect coal fire, wooden window overlooking kitchen, two radiators, under-stair storage cupboard, oak panel door leading to:



Dining Room (13' 3" x 8' 6") or (4.04m x 2.59m)

Attractive ceramic tiling to floor, skimmed ceiling, radiator, Upvc French doors leading to rear, archway leading to:



Kitchen (13' 2" x 5' 6") or (4.01m x 1.68m)

Range of base & wall units in high gloss cream with chrome fittings, complementary work surface, stainless steel sink unit, plumbed for automatic washing machine, integrated electric oven, gas hob & fridge-freezer, wall-mounted gas combination central heating boiler, skimmed ceiling, splashback tiling, ceramic tiling to floor, Upvc window to rear, attractive Velux window.

First Floor



Landing

Emulsion ceiling & walls, fitted carpet, built-in storage cupboard, stairs leading to loft conversion, doors leading to:



Bathroom (8' 0" x 5' 7") or (2.44m x 1.70m)

Three piece suite comprising low level W.C, pedestal wash-hand basin, panel bath with shower over, radiator, splashback tiling, fitted carpet, Upvc obscure glazed window to rear.



Bedroom 1 (12' 6" x 8' 10") or (3.81m x 2.69m)

Skimmed ceiling & walls, fitted carpet, Upvc window to rear, radiator.



Bedroom 2 (13' 2" x 8' 4") or (4.01m x 2.54m)

Skimmed ceiling & walls, fitted carpet, Upvc window to front, radiator.



Bedroom 3 (9' 4" x 6' 4") or (2.84m x 1.93m)

Skimmed ceiling & walls, fitted carpet, Upvc window to front, radiator.

Second Floor



Bedroom 4 (11' 8" x 11' 7") or (3.56m x 3.53m)

Via wood panel door. Skimmed ceiling & walls, fitted carpet, chrome spotlighting, radiator, Upvc window to rear, Velux window to front, eaves storage, views to front & rear of property.

Outside

Front

Front forecourt laid with decorative pea chipping's, pathway leading to front door via wrought iron gate.



Rear

Enclosed rear garden, patio area, chipping border, steps to rear garden, chipping area, hard-standing parking.

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.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:64

Tenure

We are informed that the tenure is Not Specified

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



23, Maesteg Road, MAESTEG, CF34 9LD

Dwelling type: Mid-terrace house
Date of assessment: 09 September 2014
Date of certificate: 10 September 2014

Reference number: 0418-1029-7261-2274-5970
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

Use this document to:

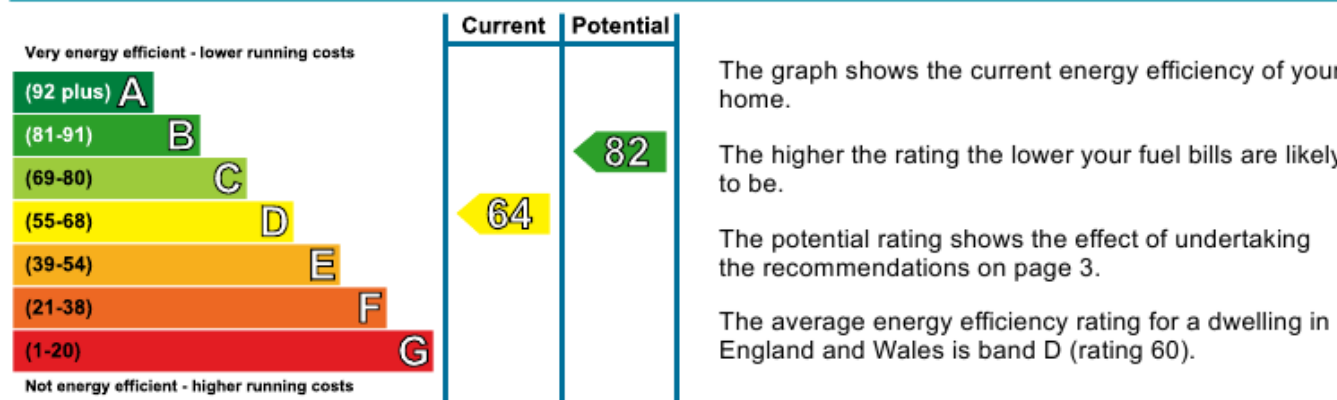
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,913
Over 3 years you could save	£ 840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 180 over 3 years	
Heating	£ 2,238 over 3 years	£ 1,668 over 3 years	
Hot Water	£ 363 over 3 years	£ 225 over 3 years	
Totals	£ 2,913	£ 2,073	

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 Internal or external wall insulation	£4,000 - £14,000	£ 156	
2 Low energy lighting for all fixed outlets	£55	£ 105	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 324	

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.