

4-6 Dunraven Place, Bridgend. CF31 1JD

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

**Email:** bridgend@garethledwards.com **Web:** www.garethledwards.com

14 Hazeldene Avenue

Brackla

Bridgend.

CF31 2JW

425 Monthly \*



- LINK HOUSE
- 1 BEDROOM
- UNFURNISHED EXCEPT OVEN AND HOB
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENERGY RATING - BAND E
- 
- 

**Ref:** IMP12055

Viewing Instructions: Strictly By Appointment Only

## General Description

LINK HOUSE. 1 BED. UNFURNISHED EXCEPT OVEN AND HOB. GAS CENTRAL HEATING. ADMINISTRATION FEES - 1ST APPLICANT 3100.00. 2ND APPLICANT Â£75.00. TENANCY AGREEMENT FEES Â£100.00. ENERGY ATE - BAND E.

## Accommodation



### Services

EPC Rating:48

### 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 Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	48	52	(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.