

4-6 Dunraven Place, Bridgend. CF31 1JD

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27 The Hollies
Brackla
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CF31 2PP

525 Monthly *



- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- UNFURNISHED EXCEPT COOKER AND FRIDGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY PARKING
- GARDENS
- ENERGY RATING - D
-

Ref: IMP12088

Viewing Instructions: Strictly By Appointment Only

General Description

SEMI DETACHED HOUSE. TWO BEDROOMS. UNFURNISHED EXCEPT COOKER AND FRIDGE. UPVC DOUBLE GLAZING. GAS CENTRAL HEATING. DRIVEWAY PARKING. GARDENS. LEGAL FEES - Â£100.00P1ST APPLICANT/ 2ND APPLICANT Â£75.00 ENERGY RATING D. AVAILABLE FROM JANUARY.

Accommodation

Services

Mains electricity, mains water, mains drainage, mains gas


EPC Rating:60

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.