

4-6 Dunraven Place, Bridgend. CF31 1JD

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26 St Davids Close
Brackla
Bridgend
Mid. Glamorgan.
CF31 2BN

495 Monthly *



- MID LINK HOUSE
- TWO BEDROOMS
- UNFURNISHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY PARKING
- GARDEN TO REAR
-
-

Ref: PRA10010

Viewing Instructions: Strictly By Appointment Only

General Description

MID LINK HOUSE. 2 BEDS. UNFURNISHED. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. DRIVEWAY PARKING. ENERGY RATING - BAND C. ADMIN COSTS - Â£100.00 1ST APPLICANT AND Â£75.00 2ND APPLICANT. TENANCY AGREEMENT FEES - Â£100.00. AVAILABLE - END OF MAY.

Accommodation

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:70

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

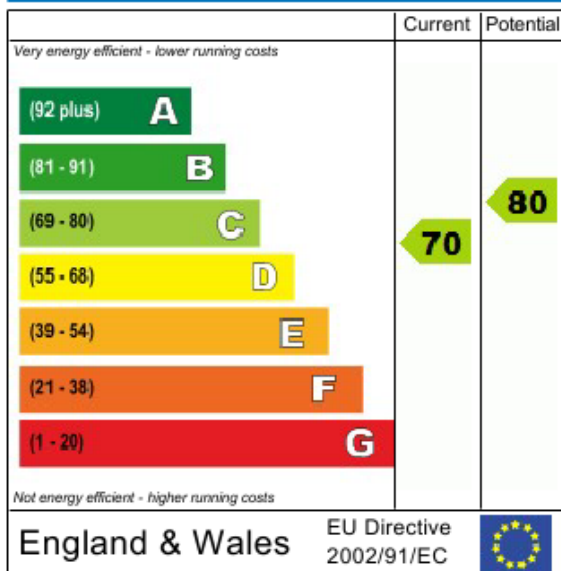


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Dwelling type: Mid-terrace house
Date of assessment: 5 March 2010
Date of certificate: 08-Mar-2010
Reference number: 8100-6527-7800-6325-0906
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

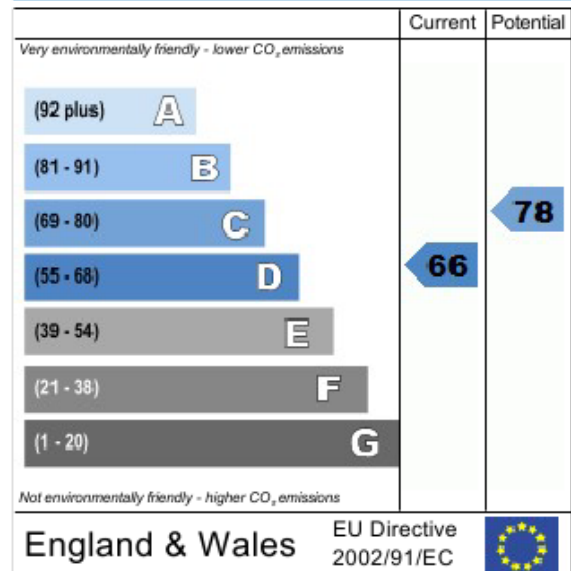
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	295 kWh/m ² per year	192 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	1.6 tonnes per year
Lighting	£40 per year	£25 per year
Heating	£345 per year	£258 per year
Hot water	£130 per year	£93 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.