

4-6 Dunraven Place, Bridgend. CF31 1JD

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

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

20 Llys Tredwr  
Waterton Place  
Bridgend  
Bridgend.  
CF31 3BH

695 Monthly \*



- MODERN CONSTRUCTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- UNFURNISHED EXCEPT OVEN AND HOB
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRENCH DOORS TO THE REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN WITH SHED
- ENERGY RATING - BAND B

**Ref: PRA10697**

## General Description

MODERN WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE. UNFURNISHED EXCEPT OVEN AND HOB. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. FRENCH DOORS OPENING TO REAR GARDEN. DOWNSTAIRS CLOAKROOM. TWO DOUBLE BEDS WITH FITTED WARDROBES AND 1 SINGLE. PARKING. ENERGY RATING - BAND B. ADMIN COSTS:

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## Accommodation

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:82

### Council Tax

Band Not Specified

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*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



20 Lllys Tre Dwr, BRIDGEND, CF31 3BH

**Dwelling type:** Semi-detached house  
**Date of assessment:** 24 July 2015  
**Date of certificate:** 24 July 2015

**Reference number:** 8907-7743-0039-6827-6353  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 68 m<sup>2</sup>

## Use this document to:

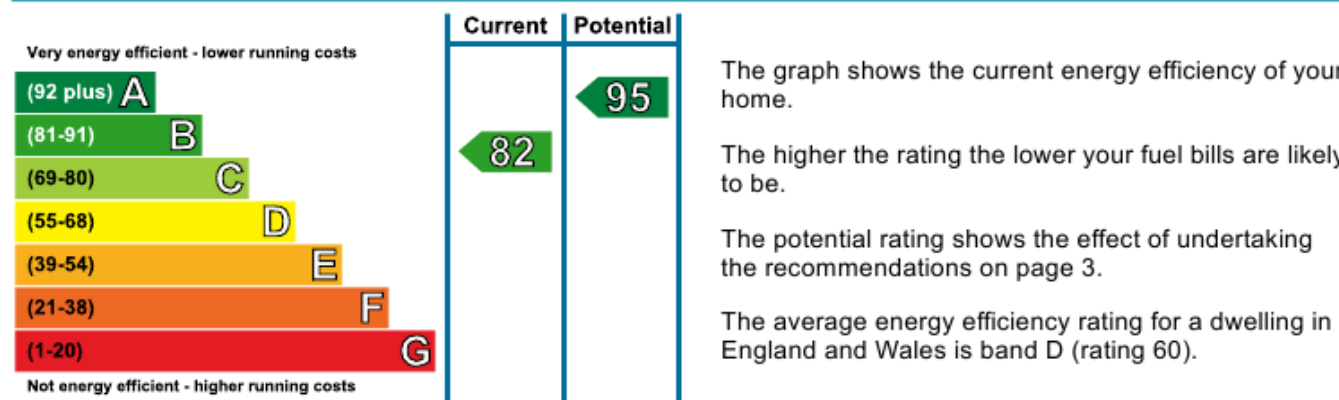
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,053</b>
<b>Over 3 years you could save</b>	<b>£ 96</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 675 over 3 years	£ 675 over 3 years	
Hot Water	£ 240 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 1,053</b>	<b>£ 957</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



## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882