

4-6 Dunraven Place, Bridgend. CF31 1JD

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88 Georgian Way  
Brackla  
Bridgend.  
CF31 2EY

£129,995



- 3 Bedroom Semi-Detached Property
- Upvc Double Glazed
- Gas Central Heating
- Detached Garage
- Extended To Rear



Ref: PRA10344

Viewing Instructions: Strictly By Appointment Only

## General Description

A three bedroom extended semi detached property located within easy access of the Triangle Shopping Centre with all its facilities and Junction 36 of the M4 Motorway, access into Bridgend Town with all its amenities and local rail link. The property is offered for sale inclusive of upvc double glazing and gas central heating, all carpets, curtains and light fittings to remain. The accommodation comprises - Ground Floor - Entrance Hall, Lounge and Open Plan Kitchen/ Dining Room - First Floor - Landing, Three Bedrooms and Bathroom - Outside - Front and Rear Gardens, Driveway and Detached Garage.

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## Accommodation

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### Ground Floor

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#### Entrance Hall

Via upvc half glazed Georgian front door with matching side screen, skimmed ceiling, carpet, access to first floor, white panelled door into:-

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#### Lounge (17' 04" x 12' 11") or (5.28m x 3.94m)

Coved and textured ceiling, carpet, light beech fire surround with wall mounted living flame gas fire, two recesses either side of fire breast wall, Georgian bay window to front, white panelled door with chrome fittings into:-

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### Open-Plan Kitchen/Dining Room

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#### Kitchen Area (15' 03" x 9' 10") or (4.65m x 3.00m)

Skimmed ceiling with chrome spot lighting, ceramic tiled flooring, a range of wall and base units in light beech with chrome fittings to include two glass display cabinets, black mottled complementary work surface, ceramic hob and electric oven, extractor fan, stainless steel sink unit, splashback tiling, plumbed for automatic washing machine, space for fridge/freezer, upvc half glazed door and window to side, radiator, archway into:-

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#### Dining Room (14' 05" x 10' 06") or (4.39m x 3.20m)

Coved and textured ceiling, dado rail, laminate flooring, upvc patio doors to rear.

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### First Floor

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#### Landing

Skimmed ceiling, loft access, carpet, window to side, doors off to:-

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### Master Bedroom (13' 09" x 9' 0") or (4.19m x 2.74m)

Skimmed ceiling, carpet, door to airing cupboard housing hot water tank, Georgian window to front, radiator.

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### Bedroom 2 (11' 04" x 8' 05") or (3.45m x 2.57m)

Skimmed ceiling, carpet, window to rear, radiator.

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### Bedroom 3 (11' 0" x 6' 04") or (3.35m x 1.93m)

Skimmed ceiling, carpet, single storage cupboard, Georgian window to front, radiator.

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### Bathroom

Skimmed ceiling, part tiled walls, ceramic tiled flooring, three piece suite in white with chrome fittings comprising wash hand basin, w.c. and panelled bath with electric shower over, glass shower screen, obscured glazed window to side, radiator.

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## Outside

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### Front Garden

Generous sized open plan garden laid to lawn, pathway to front door and around to rear of property, driveway to DETACHED GARAGE.

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### Rear Garden

Low maintenance rear garden with patio area.

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## 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. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

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

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## Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:55

## Tenure

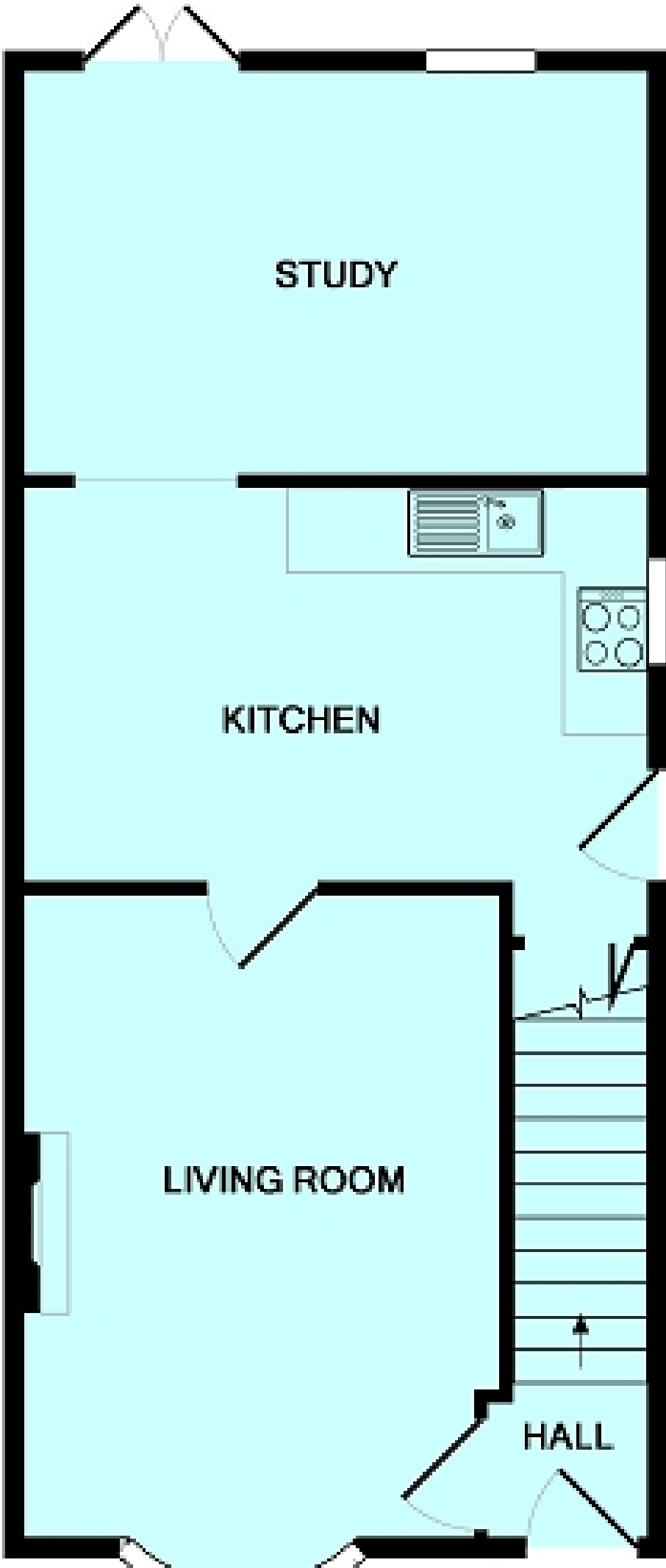
We are informed that the tenure is Freehold

## Council Tax

Band C

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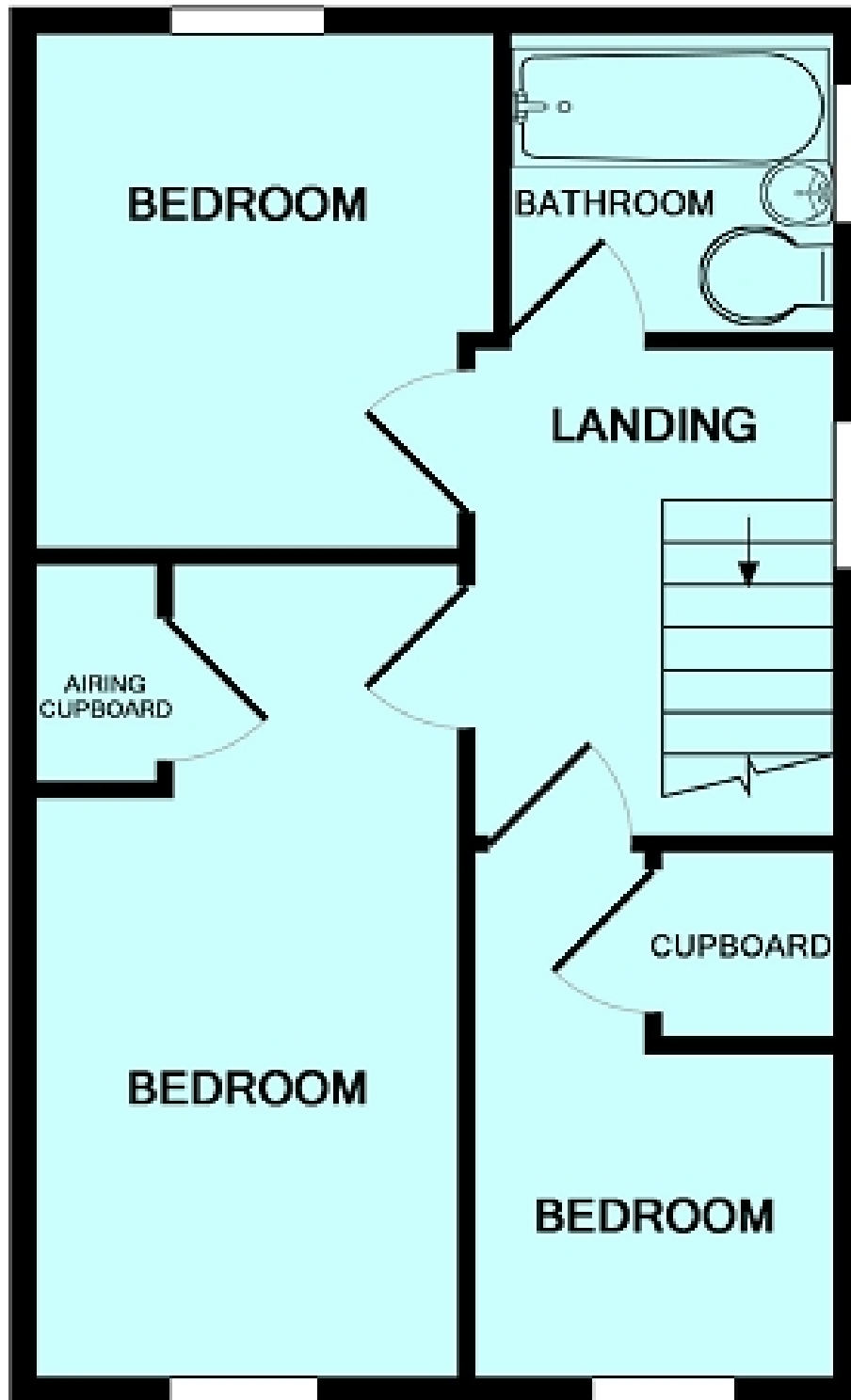


**STUDY**

**KITCHEN**

**LIVING ROOM**

**HALL**



## 1ST FLOOR

*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



88, Georgian Way, Brackla, BRIDGEND, CF31 2EY

**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 December 2013  
**Date of certificate:** 06 December 2013

**Reference number:** 0568-8915-7212-1277-3910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

## Use this document to:

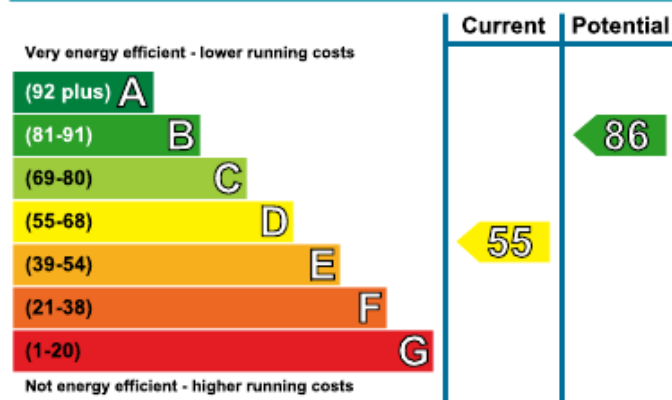
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,826</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,281</b> |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 207 over 3 years   | £ 141 over 3 years   |                          |
| Heating                             | £ 1,866 over 3 years | £ 1,179 over 3 years |                          |
| Hot Water                           | £ 753 over 3 years   | £ 225 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 2,826</b>       | <b>£ 1,545</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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## 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 Cavity wall insulation                 | £500 - £1,500   | £ 255                        |                           |
| 2 Floor insulation                       | £800 - £1,200   | £ 147                        |                           |
| 3 Increase hot water cylinder insulation | £15 - £30       | £ 69                         |                           |

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](http://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.