

4-6 Dunraven Place, Bridgend. CF31 1JD

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Tan Y Coed Varteg Row
Bryn
Port Talbot.
SA13 2RF

Normal
£325,000



- PART-EXCHANGE CONSIDERED
- Individually designed 6 bed property
- Versatile living accommodation
- Generous gardens with open views
- Upvc double glazing
- Gas central heating via Combi. boiler
- Integral garage
- Internal viewing recommended

Ref: PRA10347

Viewing Instructions: Strictly By Appointment Only

General Description

PART-EXCHANGE CONSIDERED | An impressive 6 bedroom individually designed detached property offering open plan versatile living accommodation located in the Village of Bryn within easy access of Port Talbot and Maesteg Town Centres with all their amenities. The property is offered for sale inclusive of Upvc double glazing and gas central heating including high quality fixtures and fittings. The accommodation comprises - Ground Floor - Entrance Hall, Cloakroom, Study, Lounge, Kitchen/Diner/Living Room and Utility Room - First Floor - Landing, Master Bedroom with Dressing Room and En-suite plus Three Further Bedrooms and Family Bathroom - Second Floor - Landing and Two Bedrooms - Outside - Front and Rear Gardens, Integral Garage.

Accommodation

Ground Floor



Entrance Hall

Via Upvc door into an impressive spacious hallway, coved and skimmed ceiling with inset spot lighting, oak wooden flooring, stairs leading to first floor with gallery style landing, under stair storage cupboard, doors off to:-

Cloak Room

Coved and skimmed ceiling, oak flooring, part tiled walls, two piece suite in white comprising wash hand basin and w.c., obscured glazed window to side.

Study (9' 02" x 6' 09") or (2.79m x 2.06m)

Coved and skimmed ceiling, oak flooring, inset spot lighting, obscured glazed window to side.

Lounge (17' 08" x 13' 09") or (5.38m x 4.19m)

Skimmed ceiling, inset spot lighting, oak flooring, box bay windows to front.

Kitchen/Diner/Living Room (35' 08" x 15' 05") or (10.87m x 4.70m)

This multi-functional area spans the length of the property and is modern versatile space.



Kitchen Area

A range of modern wall and base units in high gloss white with chrome fittings, complementary marble style work surface with built-in warming plate drawer underneath, integrated dishwasher and microwave, stainless steel range cooker with electric oven and six ring gas hob, chimney style extractor fan, central island with built-in wine rack and additional work space with feature ice cube style lighting, coved and skimmed ceiling, oak flooring with under floor heating, splashback tiling, Upvc window to rear, bi-folding French doors to:



Dining Area

Coved and skimmed ceiling, oak flooring with under floor heating, Upvc bi-folding doors to rear.



Living Area

Coved and skimmed ceiling, inset spot lighting, oak flooring with under floor heating, Upvc double glazed bi-folding doors onto decking and garden area.

Utility Room

Coved and skimmed ceiling, a range of base and wall units in high gloss white with chrome fittings to include circular stainless steel sink unit, splashback tiling, plumbed for automatic washing machine and tumble dryer, oak flooring, obscured glazed window to side, door to GARAGE with power and lighting, combination gas boiler, electric up and over door.

First Floor



Landing

Impressive gallery style landing, coved and textured ceiling with spot lighting, radiator, full length feature window overlooking the front of the property, staircase to second floor, doors leading off to:-



Master Bedroom (14' 08" x 12' 04") or (4.47m x 3.76m)

Coved and textured ceiling, inset spot lighting, window to rear, contemporary radiator, triple mirror fronted sliding doors into:-

Dressing Room

Coved and textured ceiling, inset spot lighting wall to wall hanging rails, windows to rear, radiator.

En-suite Shower Room

Skimmed ceiling, tiled walls, extractor fan, tiled flooring, high quality and impressive contemporary three piece suite in white comprising wash hand basin with mixer taps, w.c. and walk in white and chrome shower, built in vanity unit, heated towel rail, obscured glazed window to side.



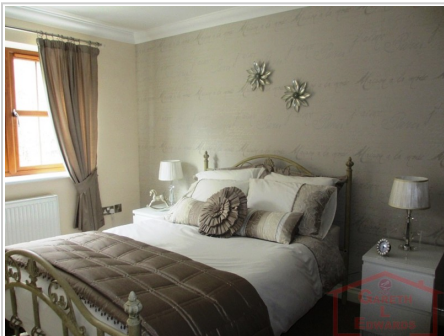
Bedroom 2 (13' 01" x 11' 0") or (3.99m x 3.35m)

Coved and textured ceiling, inset spot lighting a range of built-in mirror fronted wardrobes, two windows to rear, radiator.



Bedroom 3 (13' 05" x 12' 0") or (4.09m x 3.66m)

Coved and skimmed ceiling, inset spot lighting, a range of built-in mirror fronted wardrobes, two windows to front, radiator.



Bedroom 4 (13' 09" x 10' 06") or (4.19m x 3.20m)

Coved and skimmed ceiling, inset spot lighting, window to front, radiator.



Family Bathroom (13' 04" x 6' 08") or (4.06m x 2.03m)

Four piece suite comprising wash hand basin, w.c., shower cubicle and panelled bath, tiled walls, tiled flooring, obscured glazed window to side.

2nd Floor Landing

An additional staircase leading to a further 2 bedrooms, attractive glass block wall features, velux windows to rear, carpet, doors off to:-

Bedroom 5 (18' 07" x 12' 03") or (5.66m x 3.73m)

Velux window to rear, coved and skimmed ceiling with spotlighting, radiator, loft storage.

Bedroom 6 (10' 09" x 8' 07") or (3.28m x 2.62m)

Window to front, coved and skimmed ceiling with sunken spotlighting, radiator.

Outside

Front Garden

Open plan garden laid to lawn with block paved driveway leading to INTEGRAL GARAGE.



Rear Garden

Generous size attractive enclosed garden with decked area and garden laid to lawn and lighting.

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.

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

Services

Mains electricity, mains drainage, mains water, mains gas

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



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

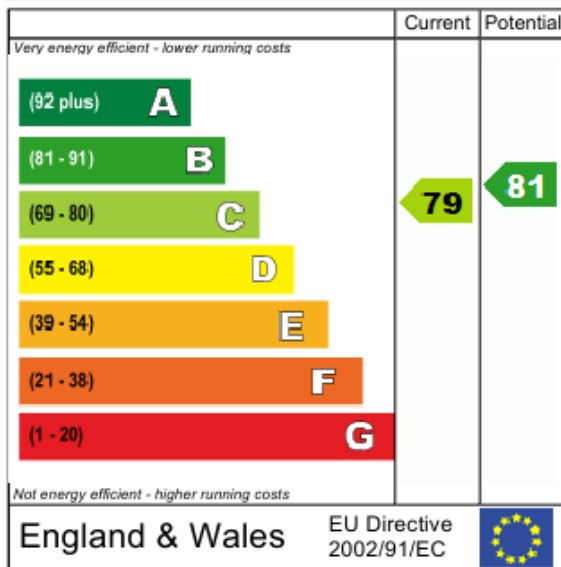


Tan y Coed
Varteg Row
Bryn
PORT TALBOT
SA13 2RF

Dwelling type: Detached house
Date of assessment: 2 April 2009
Date of certificate: 2 April 2009
Reference number: 8891-6124-6880-6082-2002
Total floor area: 222 m²

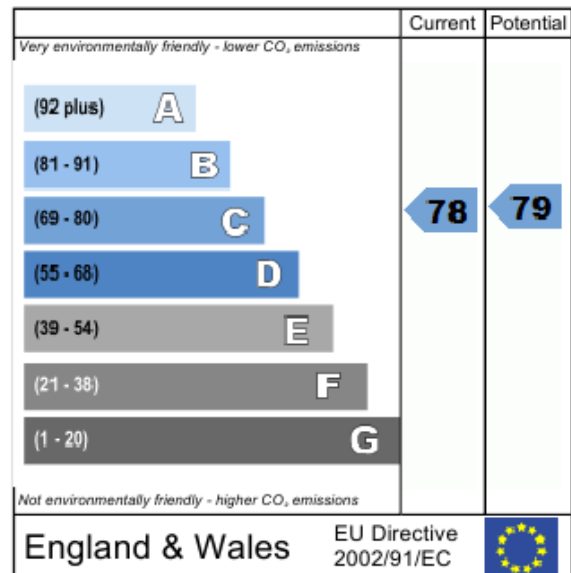
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	119 kWh/m ² per year	114 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	4.2 tonnes per year
Lighting	£174 per year	£113 per year
Heating	£495 per year	£505 per year
Hot water	£147 per year	£147 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome