

4-6 Dunraven Place, Bridgend. CF31 1JD

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

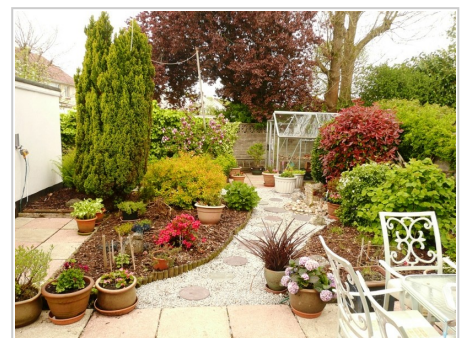
**Email:** [bridgend@garethledwards.com](mailto:bridgend@garethledwards.com) **Web:** [www.garethledwards.com](http://www.garethledwards.com)

1 St Andrews Road  
Bridgend  
Mid. Glamorgan.  
CF31 1RX

£179,995



- Spacious extended property
- 3 bedrooms
- Loft room
- Attractive landscaped gardens
- Internal viewing recommended
- Upvc double glazing
- Gas central heating



**Ref: PRA10409**

Viewing Instructions: Strictly By Appointment Only

## General Description

Spacious three bedroom, semi-detached property with loft conversion that is being offered for sale in immaculate condition and internal viewing is highly recommended. Upvc double glazing throughout, gas central heating, all carpets where fitted are to remain, driveway and garage to side of property. Accommodation Comprises:- Ground Floor - Entrance Hall, Storage Cupboard, Lounge, 2nd Sitting Room/Dining Area, Kitchen/Breakfast Area, Utility, Cloak Room - First Floor - Landing, Master Bedroom, Two Further Bedrooms and Bathroom - Second Floor - Landing, Attic Room - Outside - Landscaped Gardens to Front & Rear, Glass House, Driveway & Detached Garage.

---

## Accommodation

---

### Ground Floor

---



#### Entrance Hall

Entrance via Upvc front door with attractive stain glass panel, access to first floor via oak and brass spindled staircase, coved and textured ceiling, radiator, laminate flooring, white panelled door leading to:-

---

### Storage Room

Walk in cupboard with ample storage, tiled flooring, obscure glazed window to the front, radiator.

---



#### Lounge (17' 6" x 13' 7") or (5.33m x 4.15m)

Upvc box window to the front, laminate flooring, coved and textured ceiling, two recesses either side of the fire breast wall with a tiled fire place, cast iron inset with a working fire place to take coal or logs.

---



#### Sitting Room/Dining Room (22' 6" x 14' 2") or (6.85m x 4.33m)

Laminate flooring, coved and textured ceiling, radiator, two recesses either side of the fire breast wall, an attractive stone effect fire surround with living flame gas fire and marble effect hearth and inset. Attractive arch way leading into:-

---





## Dining Area

Laminate flooring, radiator, coved and textured ceiling, window to the rear, door to breakfast area:-

---

## Kitchen/Breakfast Area



## Kitchen Area (10' 4" x 12' 3") or (3.14m x 3.73m)

A range of wall and base units in white with chrome fittings, complementary work surface, one and a half stainless steel sink unit with splash back tiling, plumbed for dishwasher, master range 7 gas ring burner with double oven, cooker to remain with a chrome cooker hood. Wall mounted combi boiler, partly tiled walls, ceramic flooring, window to side, wood strip ceiling with chrome sunken spot lighting, arch way leading to:-

---

## Breakfast Area (8' 4" x 9' 2") or (2.55m x 2.80m)

Ceramic flooring, skimmed ceiling, Upvc French doors to rear, space for fridge and freezer, double doors leading to 2nd Sitting Room/Dining Area and white panelled door leading into:-

---

## Utility Room

Ceramic flooring, tiled walls, obscure glazed window to the side, coved and skimmed ceiling, plumbed for automatic washing machine, space for tumble dryer, opening to:-

---

## Cloak Room

Ceramic tiled flooring, low level white w.c, tiled walls, coved and skimmed ceiling.

---

## First Floor



## Landing

Split level landing, two obscure glazed windows to the front, carpet, access to the 2nd floor, coved and textured, white panelled door leading to airing cupboard with ample storage.



### Master Bedroom (13' 3" x 13' 0") or (4.03m x 3.97m)

Window to front, laminate flooring, radiator, coved and textured ceiling, range of fitted wardrobes in white with Georgian glass panels and chrome fittings.



### Bedroom 2 (12' 0" x 13' 8") or (3.65m x 4.16m)

Window to rear, carpet, radiator, coved and textured ceiling, one wall fitted with white panelled fitted wardrobes.



### Bedroom 3 (9' 1" x 13' 0") or (2.78m x 3.95m)

Window to rear, carpet, radiator, textured ceiling, white panelled door leading into storage cupboard.



### Bathroom

Three piece suite in white with chrome fittings, comprising low level w.c. sink set in a high gloss white vanity unit and panelled bath with electric shower over, glass shower screen, ceramic flooring, radiator, partly tiled walls, wood strip panelling, textured ceiling, two obscure glazed windows to the side.

## 2nd Floor

### 2nd Landing

Carpet, feature wood strip ceiling, double cupboards leading to eave storage, white panelled door leading into walk in storage area with floorboards power and lighting, door to:-



Attic room (10' 10" x 16' 3") or (3.31m x 4.95m)

Sky light window, white wood strip ceiling, carpet, storage cupboard and radiator.

---

## Outside

---

### Front Garden

Landscaped garden with mature trees, plants and shrubs, double wrought iron gates, generous sized driveway with ample parking, leading to detached garage.

---



### Rear Garden

Patio area, landscaped garden with mature trees plants and shrubs, glass house to the bottom of the rear garden, brick built in BBQ to remain, door to:-

---

### Garage

Up and over doors, power and lighting.

---

### Tenure

Freehold

---

### 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.

---

### Services

Mains electricity, mains water, mains drainage, mains gas

---



EPC Rating:72

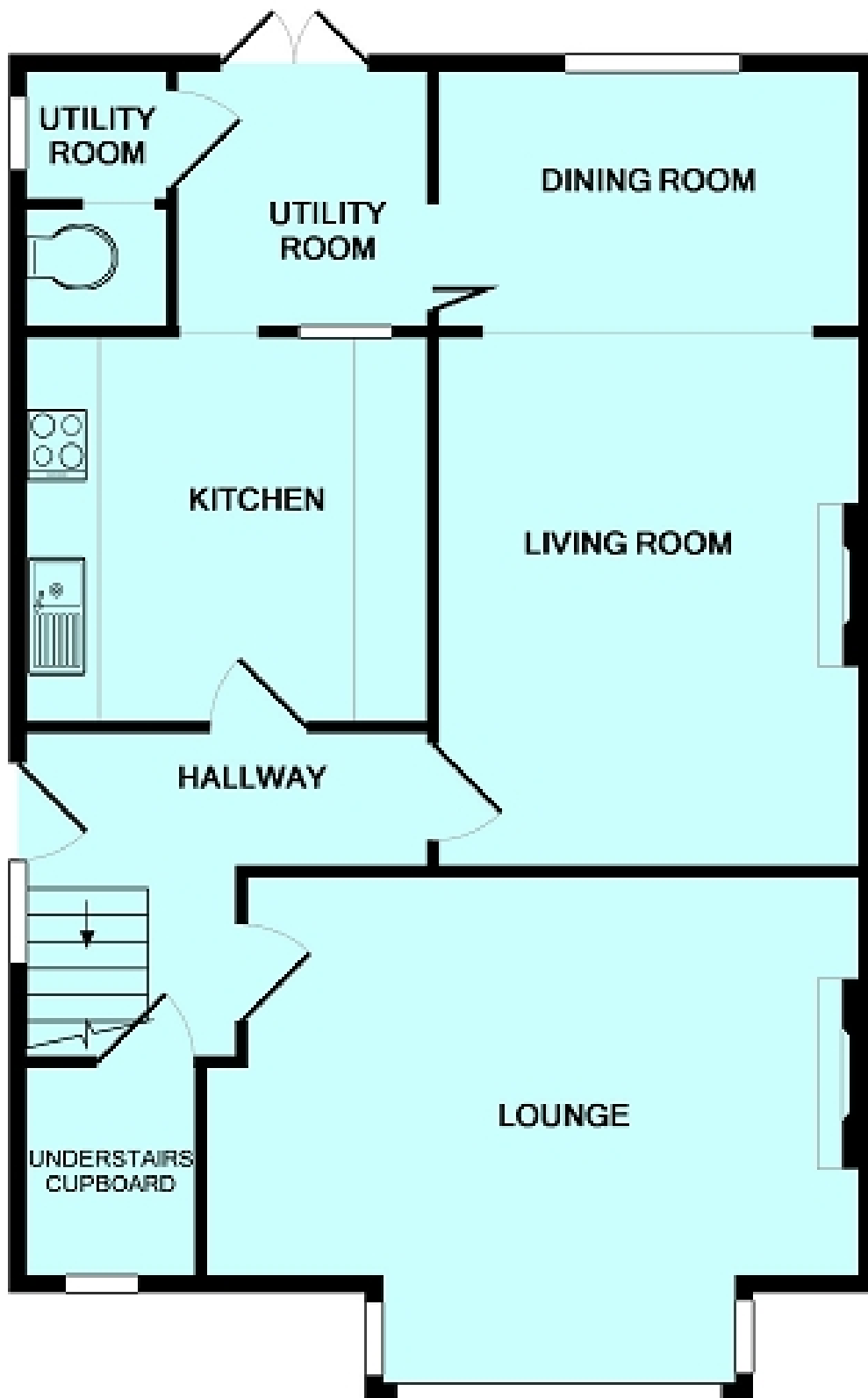
### Tenure

We are informed that the tenure is Freehold

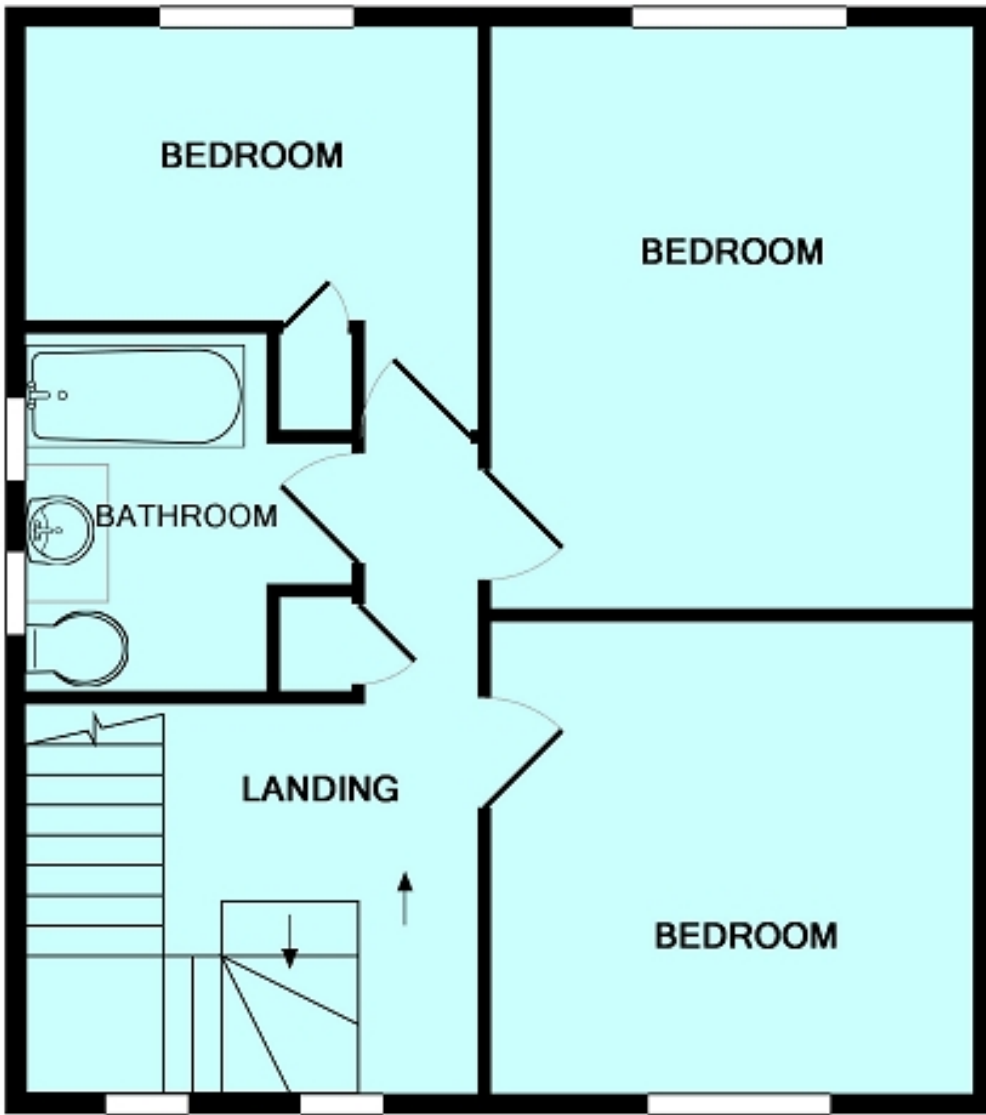
### Council Tax

Band D



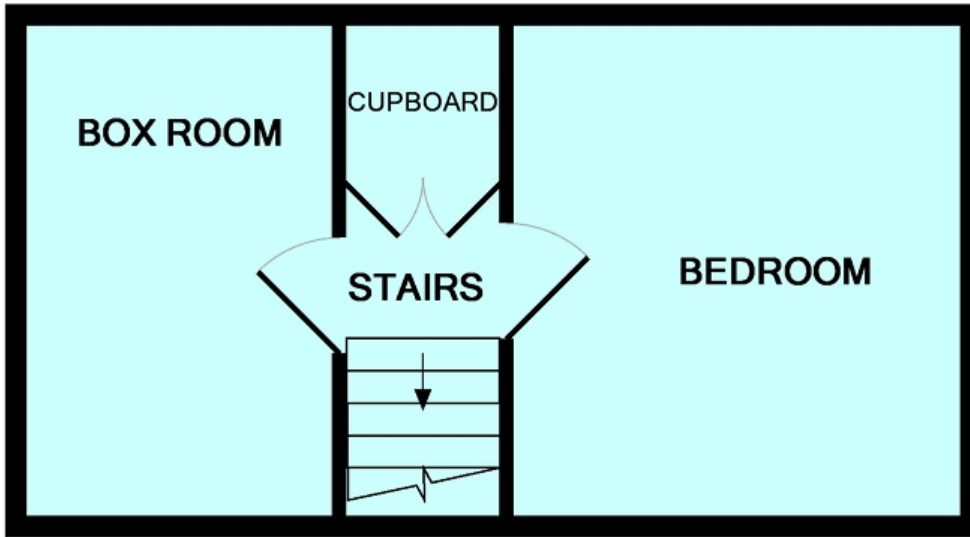


GROUND FLOOR



1ST FLOOR





## 2ND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2014

*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



1, St. Andrews Road, BRIDGEND, CF31 1RX

**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 May 2014  
**Date of certificate:** 07 May 2014

**Reference number:** 0827-2826-7658-9904-4751  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 131 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>£ 2,583</b>
<b>Over 3 years you could save</b>	<b>£ 237</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 333 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,583</b>	<b>£ 2,346</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

	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	72	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

## 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 Floor insulation	£800 - £1,200	£ 138	
2 Solar water heating	£4,000 - £6,000	£ 99	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 774	

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.