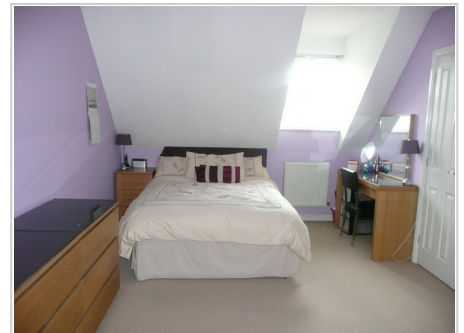


9 Waldsassen Road
Pencoed
Bridgend.
CF35 5LW

£164,950



- 4 Bedroom Mid-Link Town House
- Master Bedroom With En-Suite
- 3 Allocated Parking Spaces
- Conservatory
- Upvc Double Glazed
- Gas Central Heating



Ref: PRA10480

Viewing Instructions: Strictly By Appointment Only

General Description

Well presented four bedroom mid-link property with conservatory located in Pencoed within easy access of the town centre, local rail link and Junction 35 of the M4 motorway. The property is offered for sale inclusive of upvc double glazing and gas central heating. The accommodation comprises - Ground Floor: Entrance Hall; Cloakroom; Kitchen/ Dining Room, Lounge, Conservatory. First Floor: Landing; 3 Bedrooms; Family Bathroom. Second Floor: Second Floor Landing; Master Bedroom With En-Suite. Outside: Parking Area To Front; Rear Garden.

Accommodation

Ground Floor

Entrance Hall

Skimmed ceiling, radiator, laminate flooring.

Cloak Room

Skimmed ceiling, laminate flooring, two piece suite in white comprising of wash hand basin, low level W.C, Upvc double glazed window to front.

Kitchen/Diner (14' 0" x 9' 3") or (4.26m x 2.83m)

Skimmed ceiling, ceramic tiled floor, range of beech wall and base units with chrome fittings, plumbed for automatic washing machine and dishwasher, integrated stainless steel oven and gas hob with splashback tiling, space for fridge-freezer, wall mounted combi boiler, radiator, Upvc double glazed bay window to front, space for table and chairs.



Kitchen Area



Dining Area



Lounge (16' 4" x 11' 6") or (4.97m x 3.51m)

Skimmed ceiling, laminate flooring, radiator, Upvc double glazed window to rear, Upvc double glazed French doors leading to:



Conservatory

Laminate flooring, Upvc double glazed French doors giving access to rear garden.

First Floor



Landing

Skimmed ceiling, fitted carpet, storage cupboard, airing cupboard housing hot water tank.



Bedroom 2 (11' 3" x 9' 6") or (3.44m x 2.89m)

Skimmed and coved ceiling, fitted carpet, built in double wardrobe, radiator, Upvc double glazed window to rear.

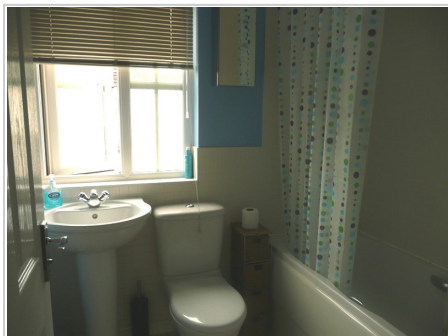


Bedroom 3 (10' 5" x 9' 6") or (3.18m x 2.90m)

Skimmed and coved ceiling, built in double wardrobe, radiator, Upvc double glazed window to front.

Bedroom 4 (7' 9" x 6' 6") or (2.36m x 1.99m)

Skimmed and coved ceiling, fitted carpet, radiator, Upvc window to rear.



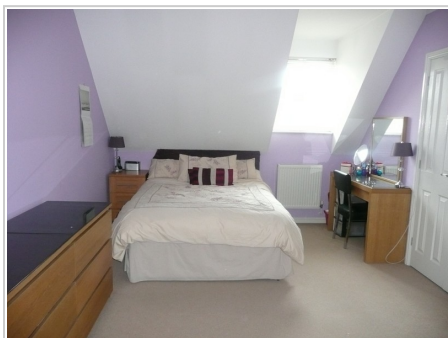
Family Bathroom

Skimmed ceiling, splashback tiling, ceramic tiled floor, three piece suite in white comprising of bath with over-head shower, wash hand basin, low level W.C, radiator, Upvc double glazed window to front.

2nd Floor

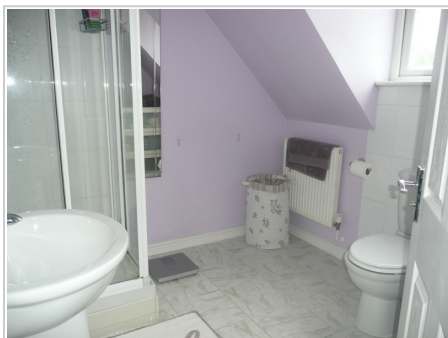
2nd Floor Landing

Skimmed ceiling, fitted carpet, radiator, door leading to:



Master Bedroom (21' 1" x 10' 8") or (6.43m x 3.24m)

Skimmed and coved ceiling, loft access, fitted carpet, built in double wardrobe, two radiators, Upvc double glazed window to front, window to rear, door leading to:



En-Suite

Skimmed ceiling, splashback tiling, ceramic tiled floor, three piece suite in white comprising of shower, wash hand basin, low level W.C, radiator, Upvc double glazed window to rear.

Outside

Enclosed rear garden, panelled fencing, decking area, shed to remain.

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

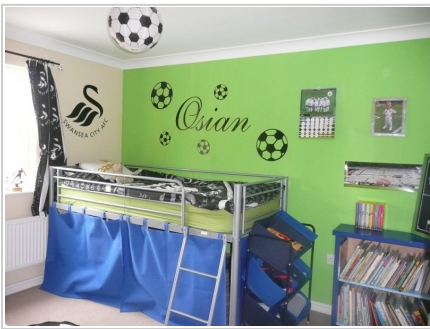
Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

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



9, Waldsassen Road, Pencoed, BRIDGEND, CF35 5LW

Dwelling type: Mid-terrace house
Date of assessment: 10 April 2014
Date of certificate: 10 April 2014
Reference number: 9008-7099-7284-2224-0990
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

Use this document to:

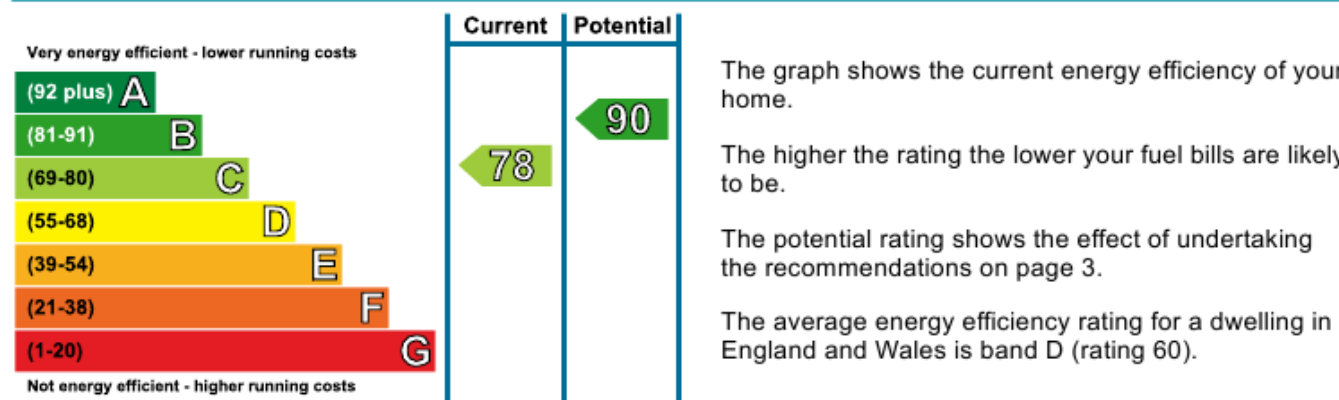
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,605
Over 3 years you could save	£ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 180 over 3 years	
Heating	£ 966 over 3 years	£ 987 over 3 years	
Hot Water	£ 354 over 3 years	£ 234 over 3 years	
Totals	£ 1,605	£ 1,401	

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



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 Low energy lighting for all fixed outlets	£45	£ 93	
2 Solar water heating	£4,000 - £6,000	£ 117	✓
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 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.