

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)

4 St Nons Close  
Brackla  
Bridgend.  
CF31 2BX

Offers In Region Of  
**£121,000**



- 3 bedroom end-link property
- All carpets to remain
- Hardwood double glazed
- Gas central heating
- Generous size rear garden
- Allocated parking to side
- NO ONGOING CHAIN



**REDUCED**

Ref: PRA10566

Viewing Instructions: Strictly By Appointment Only

## General Description

Three bedroom end-link property located on the Coity side of Brackla within easy access of Junction 36 of the M4 Motorway and Bridgend Town Centre with all its amenities & facilities. The property is offered for sale inclusive of Hardwood double glazing, gas central heating & all carpets to remain. The accommodation comprises of: Ground Floor: Entrance; Hallway; Lounge; Kitchen. First Floor: Landing; Family Bathroom; Master Bedroom; Two Further Bedrooms. Outside: Open-Plan Front; Rear Garden Laid To Lawn; Rear Patio Area, Parking to side.

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## Accommodation

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### Ground Floor

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#### Entrance

Via Hardwood front door, two obscure glazed panels.

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#### Hallway

Fitted carpet, double radiator, artex ceiling, white Louvre door leading to storage cupboard, access to first floor, porthole window overlooking lounge, half glazed Georgian door leading to:

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#### Lounge (13' 9" x 11' 2") or (4.19m x 3.41m)

Window to front, fitted carpet, two radiators, artex ceiling, Georgian French doors leading to:

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#### Kitchen (16' 2" x 11' 1") or (4.93m x 3.38m)

Range of base and wall units in Beech with chrome fittings, complementary work surface, chrome electric oven, ceramic hob, extractor fan, splashback tiling, plumbed for automatic washing machine & tumble drier, space for fridge-freezer, attractive laminate tile flooring, ample room for table and chairs, artex ceiling, chrome spotlighting, Upvc window to rear, Upvc patio doors to rear.

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### First Floor

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#### Landing

Fitted carpet, artex ceiling, loft access, door leading to storage cupboard.

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## Family Bathroom

Three piece suite in white with chrome fittings, hardwood double glazed window to side, vinyl flooring, double radiator, electric shower over bath, artex ceiling, extractor fan.



## Master Bedroom (14' 2" x 8' 10") or (4.32m x 2.70m)

Hardwood bay box window to front, 2nd window to front, fitted carpet, coved & artex ceiling, double radiator, fitted wardrobes with sliding glass panels.



## Bedroom 2 (9' 11" x 9' 5") or (3.03m x 2.88m)

Hardwood window to rear, fitted carpet, radiator, artex ceiling.

## Bedroom 3 (10' 10" x 6' 9") or (3.29m x 2.07m)

Window to rear, fitted carpet, radiator, artex ceiling.

## Outside

### Front

Open-plan, hard-standing to side.



### Rear

Generous size rear garden laid to lawn with patio area.

## 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 water, mains electricity, mains drainage, mains gas

EPC Rating:65

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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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

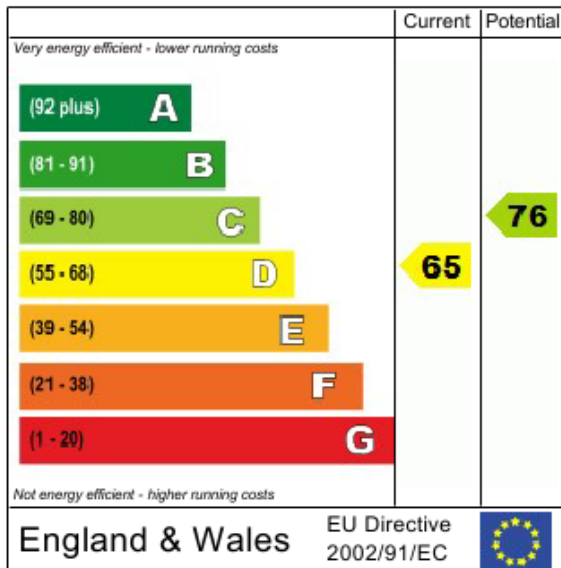


4, St. Nons Close  
Brackla  
BRIDGEND  
CF31 2BX

Dwelling type: End-terrace house  
Date of assessment: 26 February 2010  
Date of certificate: 01-Mar-2010  
Reference number: 2968-7064-6212-7130-2920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

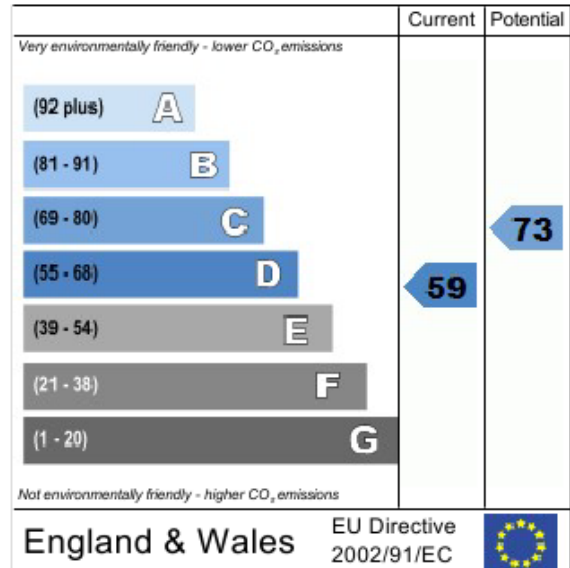
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## 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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	296 kWh/m <sup>2</sup> per year	197 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	2.4 tonnes per year
Lighting	£52 per year	£ 37 per year
Heating	£506 per year	£ 368 per year
Hot water	£148 per year	£ 106 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.