

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)

15 Tremains Court  
Brackla  
Bridgend.  
CF31 2SR

Normal  
£199,995



- Well-presented 4 bedroom detached property
- Set on generous size corner plot
- Internal viewing recommended
- All carpets & light fittings to remain
- Upvc double glazed
- Gas central heating
- NO ONGOING CHAIN



Ref: PRA10587

**REDUCED**

Viewing Instructions: Strictly By Appointment Only

## General Description

Well-presented four bedroom 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. The property is offered for sale inclusive of Upvc double glazing, gas central heating and all carpets & light fittings to remain. The property benefits driveway parking, garage & an internal viewing is recommended. The accommodation comprises of: Ground floor: Entrance hall; refurbished cloakroom; lounge; dining room; kitchen/utility room. First floor: Landing; refurbished family bathroom; master bedroom with refurbished en-suite; three further bedrooms. Outside: Driveway parking to front; garage; generous size corner plot; vegetable plot to side; generous size rear garden with paved patio area.

---

## Accommodation

---

### Ground Floor

---

#### Entrance Hall

Generous size hallway with fitted carpet, coved & artex ceiling, radiator, double white panel door with brass fittings leading to storage cupboard with ample storage, white panel door leading to:



#### Cloakroom

Refurbished contemporary style suite in white with chrome fittings, sink set in high gloss vanity unit, high gloss black shelving area, ceramic tiling to floor, fully tiled walls, Upvc window to side, coved & skimmed ceiling, chrome spotlighting.



#### Lounge (19' 6" x 13' 11") or (5.94m x 4.23m)

Generous size lounge with Upvc box window to front, Upvc window to front, Upvc window to side, fitted carpet, coved and artex ceiling, inset gas feature fireplace with marble surround and pebble feature, radiator.



#### Dining Room (12' 11" x 9' 2") or (3.93m x 2.80m)

Upvc patio doors to rear, fitted carpet, radiator, coved and artex ceiling, white panel door leading to under-stair storage cupboard with ample storage.

#### Kitchen/Utility Room (15' 9" x 9' 5") or (4.79m x 2.87m)

Range of base and wall units in light oak, two glass display cabinets with leaded light feature, complementary work surface, rectangular sink unit with mixer taps, free standing electric cooker to remain, double oven and ceramic hob, integrated fridge, splashback tiling, breakfast bar area, ceramic tiling to floor, extractor fan, Upvc window to rear, built in

---

Philips whirlpool microwave. Utility with half glazed Upvc door to side, artex ceiling, integrated freezer and dishwasher, plumbed for automatic washing machine.

---

## First Floor

---



### Landing

Fitted carpet, Upvc window to side, coved and artex ceiling, loft access, white panel door leading to airing cupboard housing hot water tank.

---



### Family Bathroom

Refurbished contemporary bathroom suite in white with chrome fittings, sink and W.C set in contemporary high gloss white vanity unit with chrome fittings, high gloss black shelving, ceramic tiling to floor, chrome mixer shower taps over bath, fully tiled, coved and skimmed ceiling, chrome spotlighting, Upvc obscure glazed window to side.

---



### Master Bedroom (9' 8" x 9' 3") or (2.95m x 2.83m)

Upvc window to rear, fitted carpet, fitted wardrobes with white-washed wood, two mirror centre-pieces, in addition two single wardrobes with overhead lockers, white panel door leading to:

---



### En-Suite

Refurbished contemporary style, double shower cubicle in white with glass and chrome sliding doors, chrome power shower, low level W.C, hand basin set in high gloss vanity unit, matte grey shelving, fully tiled, coved and artex ceiling with chrome spotlighting, Upvc obscure window to side, ceramic tiling to floor.

---



### Bedroom 2 (11' 7" x 8' 8") or (3.53m x 2.63m)

Upvc window to front, fitted carpet, radiator, cream fitted wardrobes with glass mirror displays.

---



### Bedroom 3 (10' 2" x 7' 7") or (3.09m x 2.30m)

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

---



### Bedroom 4 (9' 10" x 8' 6") or (2.99m x 2.58m)

Upvc window to front, fitted carpet, coved and artex ceiling.

---

## Outside

---



### Front

Generous size corner plot with garden laid to lawn, driveway leading to:

---

## Garage

Access via electric doors.

---

## Rear & Side Garden

Generous size rear garden laid to lawn, mature trees, plants and shrubs, patio area, vegetable patch with plants and shrubs, wooden shed with storage to remain, rear door to garage, side gate to front.

---

## 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

EPC Rating:53

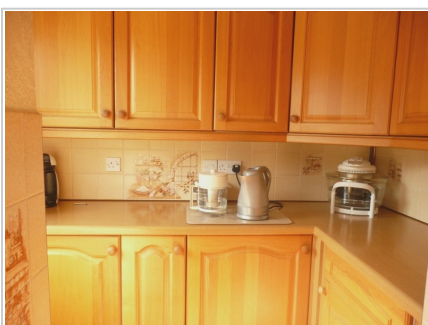
## Tenure

We are informed that the tenure is Freehold

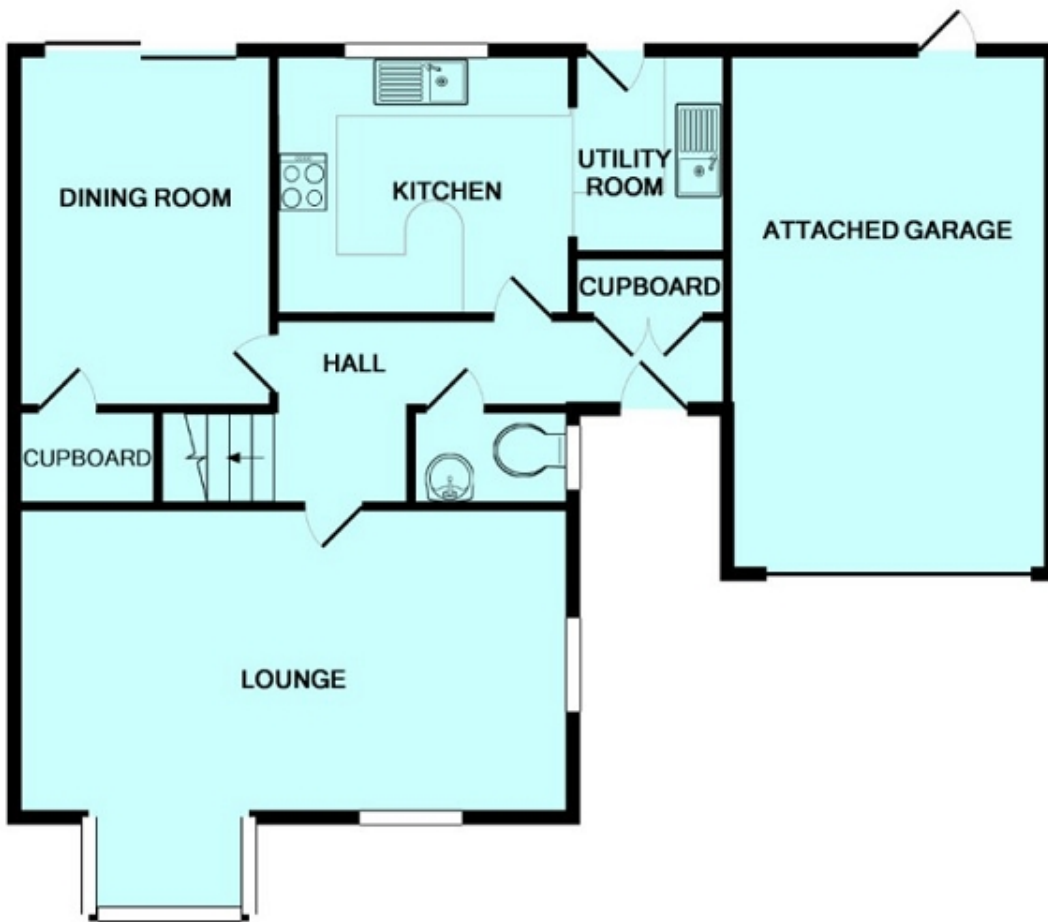
## Council Tax

Band Not Specified

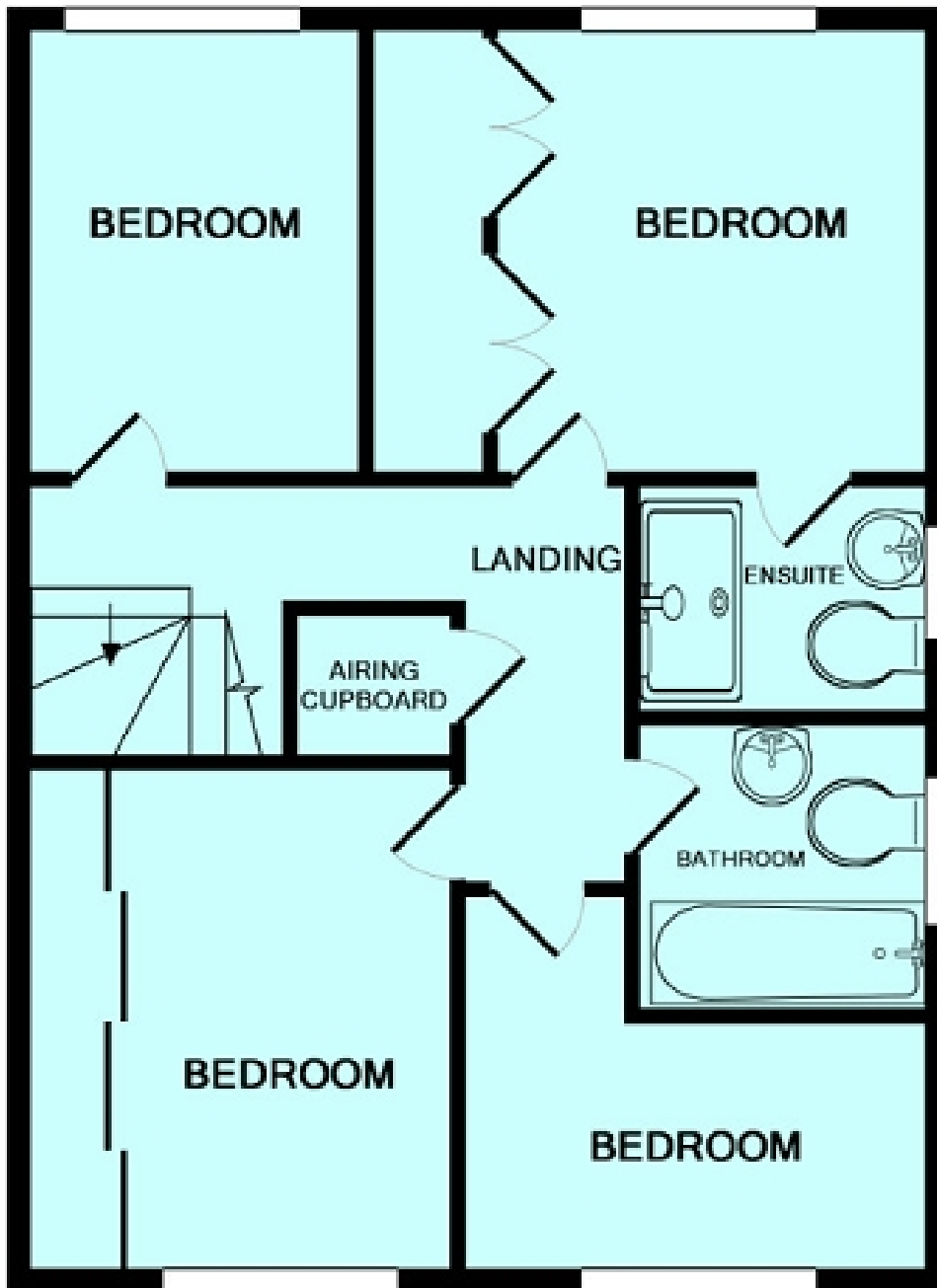
---





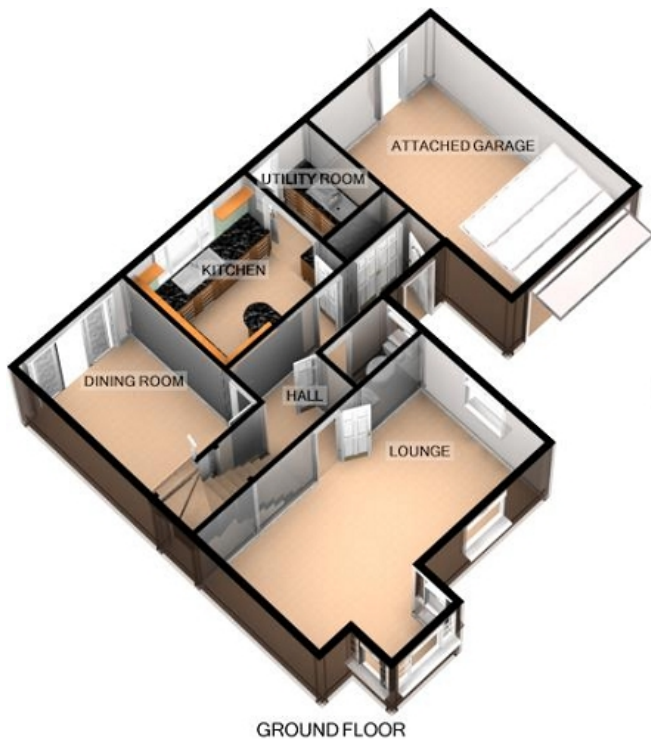


GROUND FLOOR

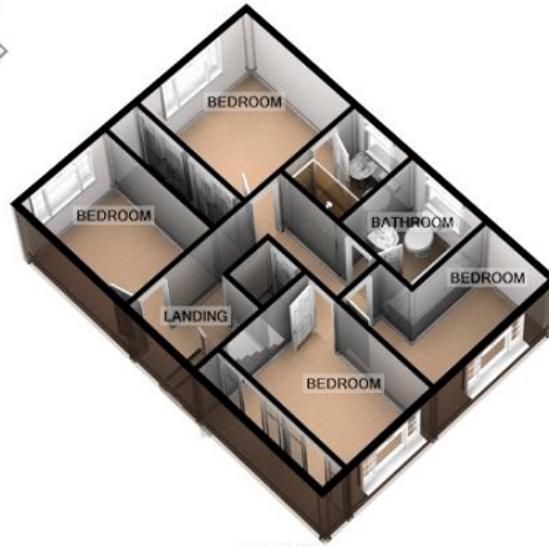


1ST FLOOR





GROUND FLOOR



1ST 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



15, Tremains Court, Brackla, BRIDGEND, CF31 2SR

**Dwelling type:** Detached house  
**Date of assessment:** 29 July 2014  
**Date of certificate:** 30 July 2014

**Reference number:** 8484-7223-2870-1681-1926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 101 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

**Estimated energy costs of dwelling for 3 years:** £ 3,669

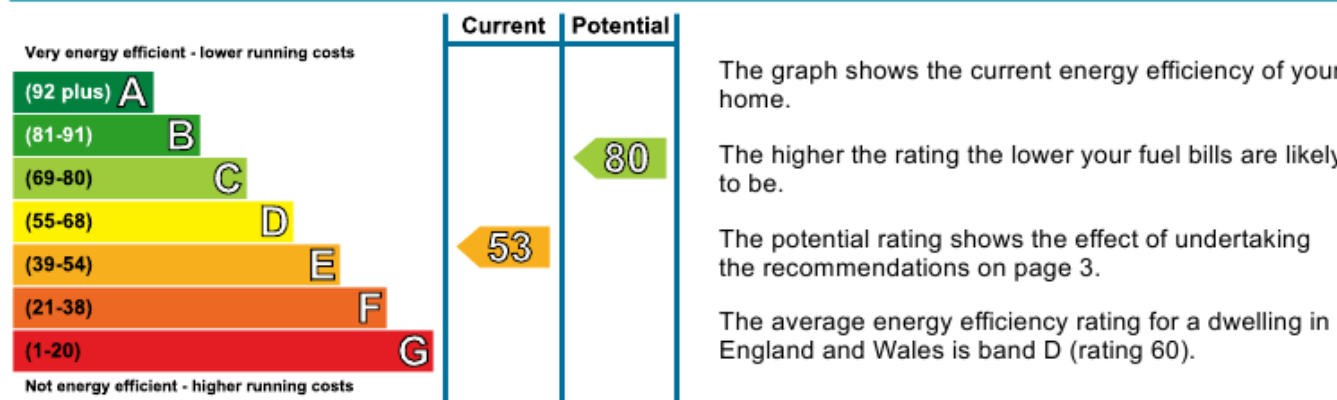
**Over 3 years you could save** £ 1,398

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 177 over 3 years	
Heating	£ 2,931 over 3 years	£ 1,851 over 3 years	
Hot Water	£ 450 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 3,669</b>	<b>£ 2,271</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



## 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	£ 399	
2 Low energy lighting for all fixed outlets	£30	£ 66	
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 804	

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.