

4-6 Dunraven Place, Bridgend. CF31 1JD

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3 Min-Yr-Awel
Pen-Y-Fai
Bridgend.
CF31 4GJ

Â£269,995



- 4 Bedroom Detached Property
- Upvc Double Glazing Windows
- Gas Central Heating
- Tandem Double Garage
- Conservatory
- Immaculate Condition
- Viewing Highly Recommended
- No Ongoing Chain



Ref: PRA10831

Viewing Instructions: Strictly By Appointment Only

General Description

Four bedroom detached property located in the village of Pen-y-fai. The property is within easy access of all local amenities, village school, Junction 36 of the M4 Motorway and local rail link. The property is also within easy access of the Mc Arthur Glen Designer Outlet, Sainsbury's Supermarket and Bridgend Town Centre with all its facilities. The property is offered for sale inclusive of Upvc double glazing, gas central heating. All carpets, blinds and light fittings are to remain. The property is being offered in an immaculate condition and an internal viewing is highly recommended. The property benefits from a tandem double garage with access via the front and rear of the garage. The property also benefits from a conservatory and has no ongoing chain.

Accommodation

Ground Floor

Entrance

Via aluminium coated front door with an attractive stained glass panel leading into



Hallway

An impressive hallway with an attractive white dog leg staircase, Upvc window to the front, attractive laminated flooring, one double radiator, coved and artex ceiling, white panel door leading into an under stairs storage cupboard with ample storage, white panel door to the left leading into



Downstairs Cloakroom

Two Piece suite in cream with chrome fittings, splashback tiling behind the sink unit, attractive laminated flooring, one radiator, artex ceiling, Upvc obscured glazed window to the side.



Lounge (17' 4" x 12' 3") or (5.28m x 3.74m)

Upvc French doors leading into the conservatory, two Upvc windows overlooking the conservatory, fitted carpet, coved and artex ceiling, attractive contemporary style fire surround with a high gloss inset and hearth and an electric fire to remain, dado rail, two double radiators, white French doors leading into,



Kitchen/Breakfast Area (17' 0" x 9' 9") or (5.18m x 2.98m)

Range of base and wall units in light beech, complimentary work surface, gas hob and electric oven, china one and half sink unit with chrome mixer taps, splashback tiling, two glass display cabinets, extractor fan, space for fridge/freezer, vinyl flooring, Upvc window to the rear overlooking the garden, artex ceiling with spotlighting, space for table and chairs, white panel door leading into,

Utility Room

Base and wall units in light beech, complimentary work surface, stainless steel sink unit, plumbed for automatic washing machine and dishwasher, wall mounted gas boiler, splashback tiling, vinyl flooring, half glazed Upvc door to the side and one radiator, artex ceiling and extractor fan.



Dining Room (8' 11" x 12' 7") or (2.72m x 3.84m)

Upvc window to the front, attractive laminated flooring, one radiator, coved and artex ceiling.



Conservatory

Upvc conservatory with attractive ceramic tiling to the floor, Upvc French doors to the side, wall lighting and heating.

First Floor

Landing

Fitted carpet, artex ceiling, loft access, white panel door leading into the airing cupboard which houses the hot water tank and storage.



Family Bathroom

Three Piece suite in cream with chrome fittings, mixer shower taps over the bath, half tiled walls, one radiator, attractive laminated flooring, artex ceiling, extractor fan, Upvc obscured glazed window to the side.



Master Bedroom (14' 2" x 11' 2") or (4.33m x 3.41m)

Upvc window to the rear, fitted carpet, artex ceiling, double fitted wardrobes with white panel doors, white panel door leading into,



En-Suite

Three Piece suite in white to include a double shower cubicle, fully tiled inside the shower cubicle with chrome power shower, vinyl flooring, one double radiator, artex ceiling, extractor fan, Upvc obscured glazed window to the side.



Bedroom 2 (10' 3" x 9' 9") or (3.12m x 2.97m)

Upvc window to the rear, fitted carpet, one radiator, artex ceiling.



Bedroom 3 (9' 6" x 12' 8") or (2.90m x 3.87m)

Upvc window to the front, fitted carpet, one radiator, artex ceiling, range of light beech fitted wardrobes with chrome fittings and mirrored panels to remain.

Bedroom 4 (7' 4" x 11' 10") or (2.24m x 3.60m)

Upvc window to the front, fitted carpet, one radiator, artex ceiling.

Outside

Front

Open-plan and double parking to the front, driveway with double wrought iron gates leading into the front of the double tandem garage with up and over doors.



Rear

Generous size rear garden with patio area, garden laid to lawn, mature plants and shrubs. To the rear end of the garden a further patio area and pea gravelled area and glasshouse. Driveway leading to back of tandem garage with up and over doors giving access to front and rear of garage.

Side

Brick outer building with storage.

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.

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

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:71

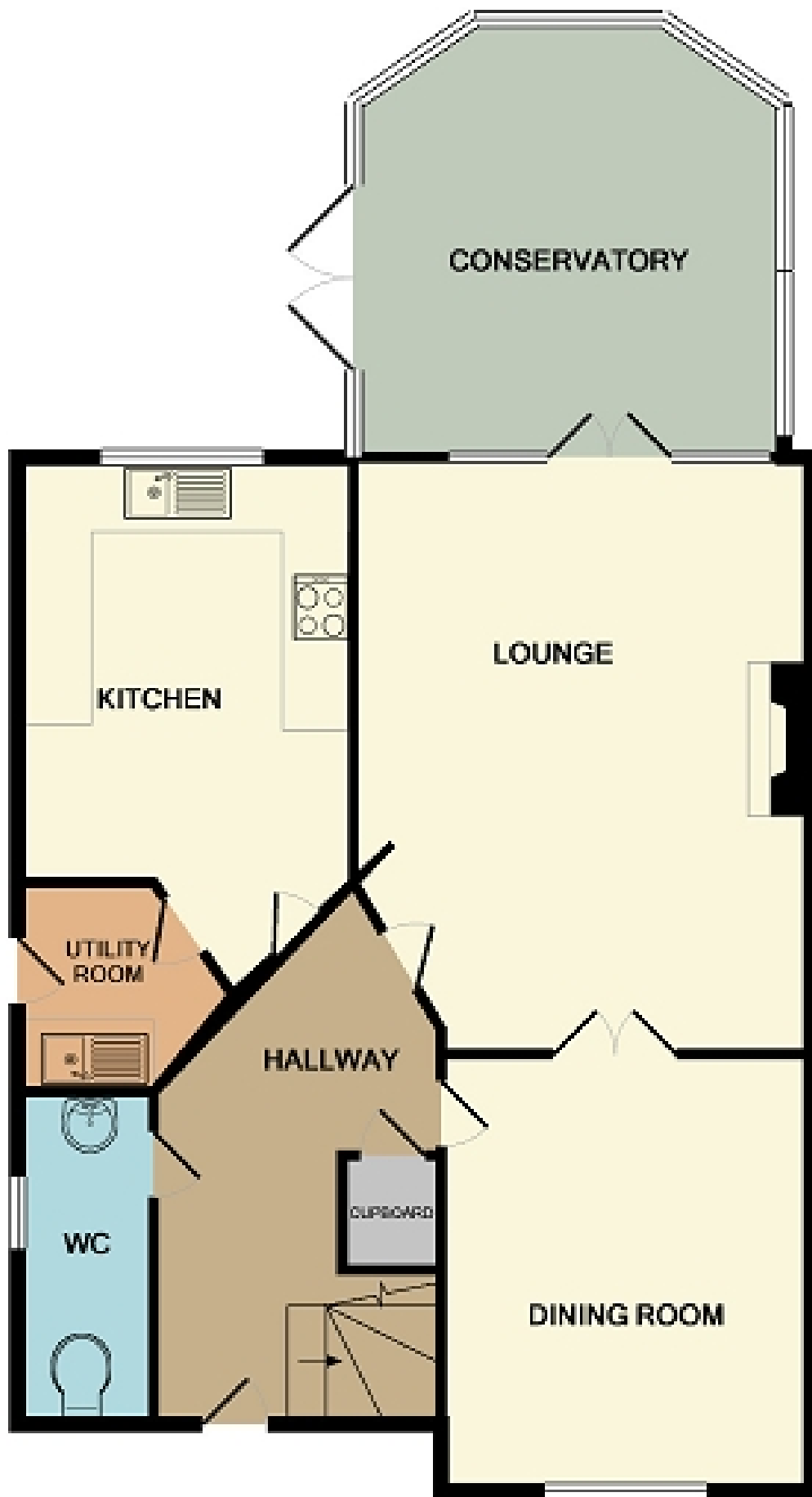
Tenure

We are informed that the tenure is Freehold

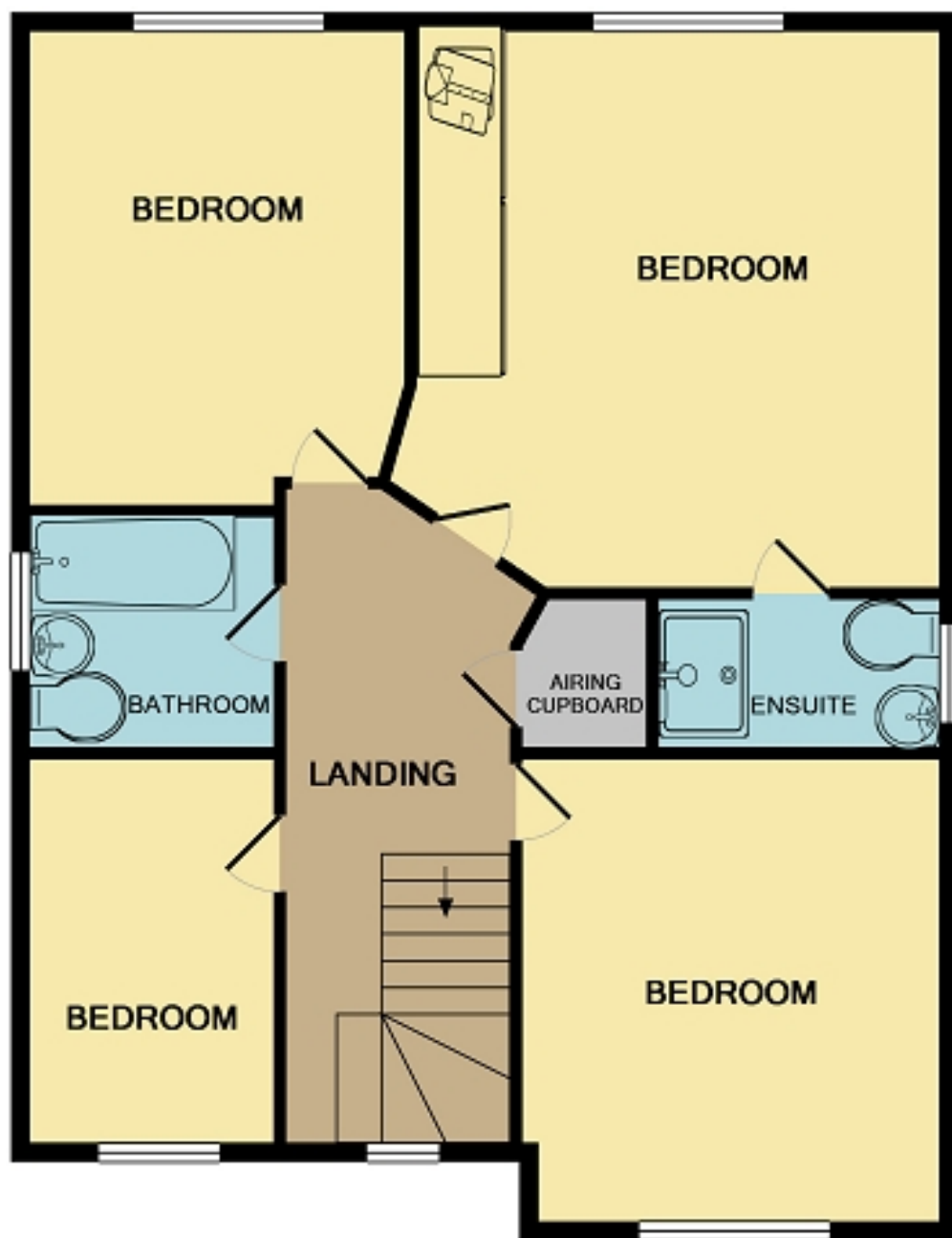
Council Tax

Band F





GROUND FLOOR



1ST FLOOR



1ST FLOOR



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



3, Min-yr-Awel, Pen-y-Fai, BRIDGEND, CF31 4GJ

Dwelling type: Detached house
Date of assessment: 17 October 2016
Date of certificate: 18 October 2016

Reference number: 9138-8960-7210-4176-9980
Type of assessment: RdSAP, existing dwelling
Total floor area: 130 m²

Use this document to:

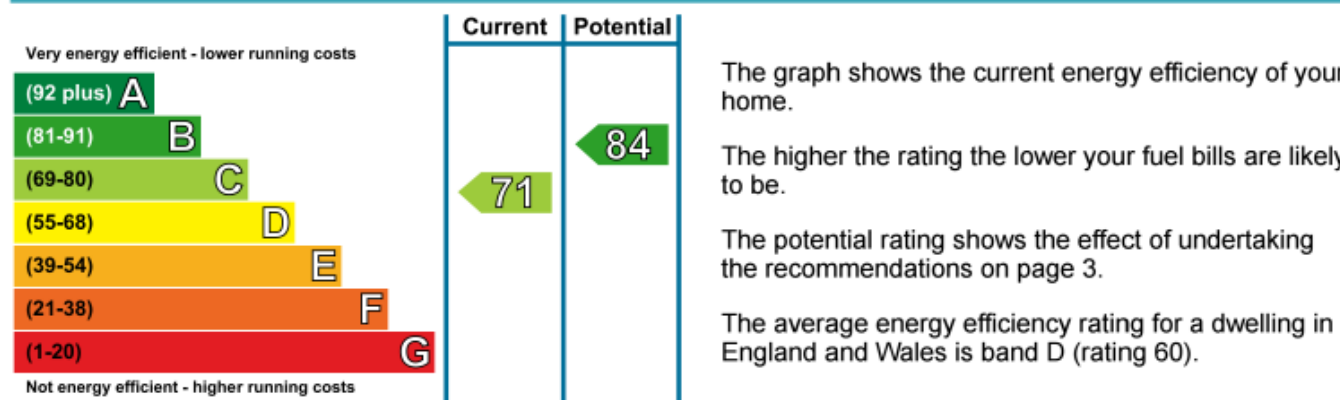
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,733
Over 3 years you could save	£ 516

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 234 over 3 years	
Heating	£ 1,845 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 459 over 3 years	£ 240 over 3 years	
Totals	£ 2,733	£ 2,217	

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	£55	£ 156	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 222	✓
3 Solar water heating	£4,000 - £6,000	£ 141	✓

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 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.