

FOR
SALE



7 Rhodfa Brynmenyn, Sarn, Bridgend, Mid Glamorgan CF32 9GH

£155,000 - Leasehold

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Three bedroom mid terraced house comprising entrance porch, downstairs w.c. lounge, KITCHEN/DINER, three bedrooms, family bathroom, OFF ROAD PARKING and enclosed rear garden. Ideal first time or investment purchase.

POINTS OF INTEREST

- Three bedroom mid terraced house
- Kitchen/diner
- Downstairs w.c. and first floor bathroom
- Off road parking to the rear
- Ideal first time purchase
- EPC -C / Council tax - D



ROOM DESCRIPTIONS

Entrance

Via part frosted wooden door leading into the entrance porch.

Entrance Porch

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, tiled flooring and radiator. Doorway leading to the downstairs w.c. and lounge.

WC

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, radiator, tiled flooring and PVCu frosted double glazed window overlooking the front of the property. Wall mounted electric consumer box. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome taps and tiling to the splash back areas.

Lounge

4.55m x 4.8m (14' 11" x 15' 9")

Plastered and emulsioned ceiling with centre light and smoke alarm, plastered and emulsioned walls, skirting, laminate flooring in wood effect, two radiators and PVCu double glazed window overlooking the front of the property. Doors leading to the kitchen/diner and stairs leading to the first floor.

Kitchen / Diner

2.53m x 4.56m (8' 4" x 15' 0") 2.53m x 0m (8' 4" x 0' 0")

Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, radiator and vinyl flooring. A range of wall and base units in shaker style wood effect with complementary roll top work surfaces. Space for freestanding fridge/freezer, integrated electric oven, four ring gas hob with chrome splash back and overhead extractor fan. Space for washing machine and tumble dryer, inset stainless steel sink with chrome mixer tap. Combination boiler housed within a kitchen cupboard. PVCu double glazed window overlooking the rear of the property and PVCu double glazed doors leading out to the rear garden. Space for good sized dining room table and door leading to under stairs pantry cupboard. Wall mounted extractor fan.

Landing

Stairs with fitted carpet and spindle balustrade to the first floor. Plastered and emulsioned ceiling with pendant light, smoke alarm and access to the loft. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

Bathroom

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. bath with chrome taps and overhead chrome mixer shower. Frosted PVCu double glazed window overlooking the rear of the property and radiator.

Bedroom 1

2.6m x 4.09m (8' 6" x 13' 5")

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

Bedroom 2

2.60m x 3.27m (8' 6" x 10' 9")

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

Bedroom 3

2.03m x 3.70m (6' 8" x 12' 2")

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Doorway leading to over stairs storage with shelving.

Outside

Paved path leading to the front door and area of decorative stone with mature shrubbery.

Enclosed rear garden with feather edge fencing, gate leading to the rear, laid to patio with decked area and raised border with decorative stone. Outside tap. Two parking spaces to the rear of the property.

NOTE

Leasehold

Lease Term: 125 years from 1st January 2010.

Ground rent: £541 per annum.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, insulated (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (78)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

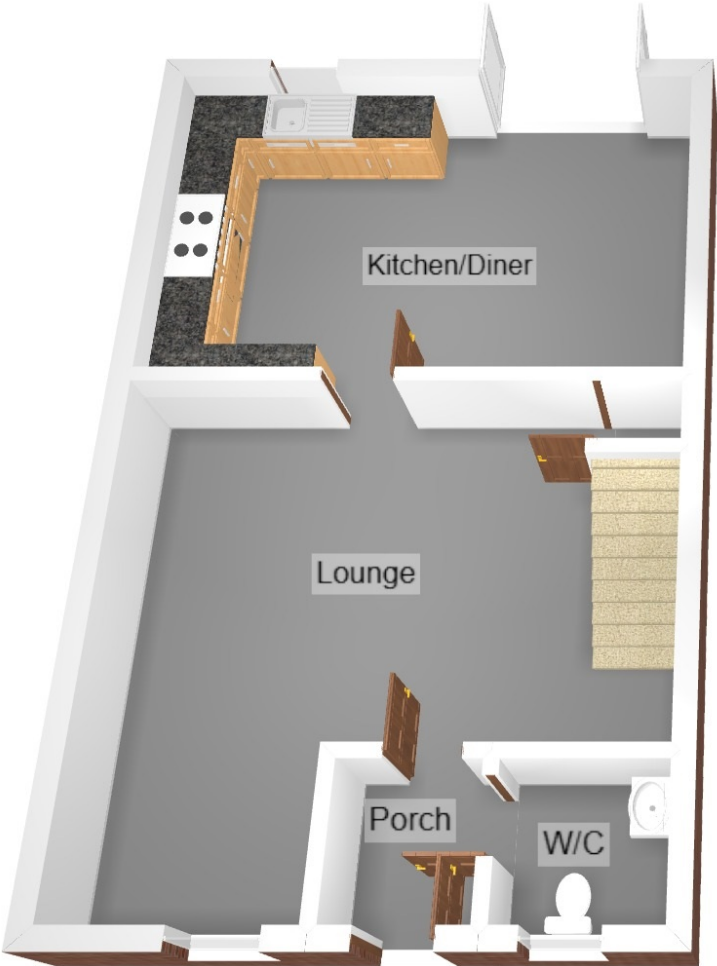
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	91
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92+) A	92
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	