



**Three bedroom end terraced house**

**Built in the 1960's**

**'L shaped' lounge/dining room**

**Family bathroom & ground floor  
cloakroom/WC**

**Communal parking**

**Energy rating - Band tbc**



**7 Tremgarth Wildmill Bridgend CF31 1RZ**  
**£98,500**

## Tenure

We have been advised by the vendor that this property is Freehold

Council tax band as detailed on the Directgov website -

## Entrance Porch

uPVC double glazed entrance door. uPVC double glazed door leading to the courtyard garden. Skimmed ceiling. Radiator. Vinyl flooring.

## Entrance Hall

Skimmed ceiling. Power points. Stairs to the first floor. Storage cupboard. Laminate flooring.

## Cloakroom/WC 4' 2" x 4' 0" (1.27m x 1.22m)

uPVC double glazed window. Skimmed ceiling. Low level WC. wall hung wash hand basin. Vinyl flooring.

## Lounge Area 15' 11" x 11' 5" (4.85m x 3.48m)

Double glazed patio doors. Skimmed and coved ceiling. Feature stone fireplace with an electric fire. Radiator. Power points. Laminate flooring.

## Dining Area 9' 6" x 9' 5" (2.89m x 2.87m)

uPVC double glazed window. Skimmed ceiling. Radiator. Power points. Laminate flooring.

## Fitted Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)

uPVC double glazed window. Textured ceiling. The walls are part tiled. Radiator. Power points. Range of base and wall units with laminate worktops. Single bowl, single drainer sink unit. Free standing gas cooker. Space for a washing machine, fridge/freezer and a tumble dryer. Breakfast bar. Laminate flooring.

## Landing

Textured ceiling. Wooden flooring.

## Bedroom One 15' 11" x 8' 10" (4.85m x 2.69m)

uPVC double glazed window. Textured ceiling. Radiator. Power points. Wooden flooring.

## Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

uPVC double glazed window. Textured ceiling. Radiator. Power points. Fitted wardrobes with hanging and storage space. Wooden flooring.

## Bedroom Three 9' 4" x 6' 6" (2.84m x 1.98m)

uPVC double glazed window. Textured ceiling. Radiator. Power points. Fitted wardrobes with hanging and storage space. Wooden flooring.

## Family Bathroom 9' 0" x 5' 11" (2.74m x 1.80m) 'L Shaped'

uPVC double glazed window. Skimmed ceiling with inset lighting. The walls are fully tiled. Low level WC. Pedestal wash hand basin. Panelled bath. Heated chrome towel rail. Laminate flooring.

## Garden

Low maintenance courtyard garden laid to patio with gate access.

## Comment

This three bedroom end terraced house is located within walking distance of Litchard primary school and Bridgend town centre and its transport links. The property comprises an entrance hall with storage cupboard, a cloakroom/WC, 'L shaped' lounge/dining room and a fitted kitchen to the ground floor. The first floor houses three good sized bedrooms and a family bathroom. Outside, there is a courtyard garden with side gate and communal parking for residents. There is a local train station within walking distance and access to the nearby McArthur Glen shopping outlet and the M4 Motorway are only a short drive away.

## Mortgage

For advice on mortgages please call Rebecca at Porters Mortgage Services on 01656 766666. YOUR HOME MAY BE

REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE Porters Limited is an Appointed Representative of Mortgage Next Network Limited, which is authorised and regulated by the Financial Conduct Authority under reference 300866 in respect of mortgage, insurance and consumer credit mediation activities only.





#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

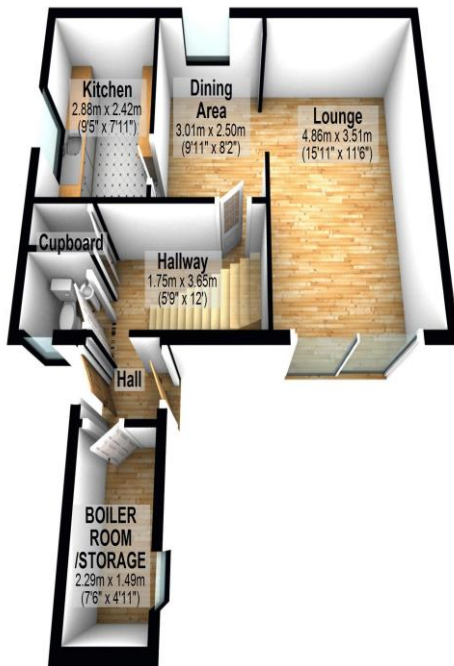
#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



# FLOORPLANS & ENERGY PERFORMANCE CERTIFICATE

Ground Floor



First Floor



7 Trem y Garth, Bridgend

## Energy Performance Certificate

HM Government

7, Tremgarth, BRIDGEND, CF31 1RZ

Dwelling type: end-terrace house  
Date of assessment: 14 September 2020  
Date of certificate: 14 September 2020

Reference number: 9248-4079-7231-7420-0234  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 87 m<sup>2</sup>

Use this document to:

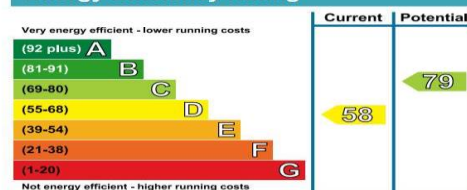
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,099
Over 3 years you could save	£ 831

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 2,604 over 3 years	£ 1,860 over 3 years	
Hot Water	£ 288 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 3,099</b>	<b>£ 2,268</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 492
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
3 Heating controls (room thermostat)	£350 - £450	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.