



4



3



3











Guide price £325,000

Bryn Pobydd, Pencoed, Bridgend, CF35

ARE YOU LOOKING FOR S-P-A-C-E? Situated on a corner plot of 0.13 acres is this spacious, extended 4-bedroom property with over 2000 sqft of accommodation.

The property is ideally positioned in a convenient location for the M4 and rail links, local schools and village amenities.

Offering versatile living arrangements, the rooms throughout are of good proportions and comprise, an entrance porch, entrance hallway, three reception rooms, a country-style kitchen with a central island, a shower room, a large storage cupboard, and study space on the ground floor. On the first floor are 4 bedrooms and a family bathroom, with the master bedroom benefitting from an en-suite shower room and dressing area with Fench doors leading out onto the flat roof of the single-storey extension to the rear. The property has been upgraded by the current owners during their occupation to include a new central heating system and a re-wire.

To the front, there is a gated, tarmac driveway with parking for circa 5 vehicles, a wooden storage shed on a solid concrete base that is large enough to be used as a garage, and to the rear a well-established enclosed garden mainly laid to lawn with patio area adjacent to the doors from the rear of the property leads to a gated rear access with brick built garage equipped with power and light. This is one of those properties that you really must view to fully appreciate!

Rooms & Dimensions

Ground Floor

Hallway

Shower Room 2.97m x 1.45m (9' 9" x 4' 9") approx.

Dining Room 3.92m x 3.63m (12' 10" x 11' 11") approx.

Kitchen 5.74m x 3.54m (18' 10" x 11' 7") approx.

Lounge 5.74m x 4.12m (18' 10" x 13' 6") approx.

Family Room 7.82m x 3.90m (25' 8" x 12' 10") approx.

First Floor

Master Bedroom

7.91m x 4.12m x 2.18m (25' 11" x 13' 6" x 7' 2") approx.

Ensuite Shower Room 2.09m x 1.44m (6' 10" x 4' 9") approx.

Landing

Bathroom 2.12m x 1.84m (6' 11" x 6') approx.

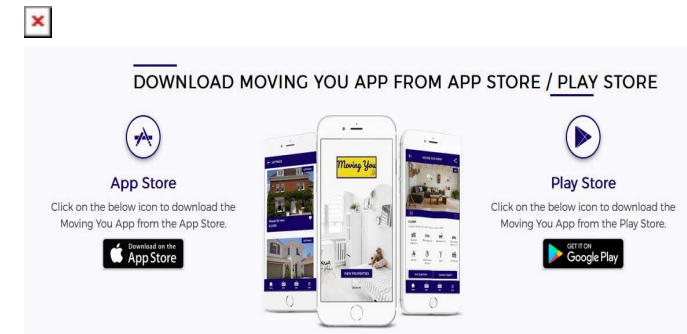
Bedroom Two 3.43m x 3.38m (11' 3" x 11' 1") approx.

Bedroom Three 3.64m x 3.38m (11' 11" x 11' 1") approx.

Bedroom Four 3.24m x 2.14m x 2.31m (10' 8" x 7' x 7'7") approx.

Bridgend@moving-you.co.uk
moving-you.co.uk

03334041188



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person working with/for moving you has authority to make or give any representation or warranty in respect of the property.

Swansea - Neath - Port Talbot - Bridgend - Cardiff - Newport - Bristol - Spain

moving-you.co.uk

Energy performance certificate (EPC)

3, Bryn Pobydd
Pencoed
BRIDGEND
CF35 6SN

Energy rating

D

Valid until: 28 September 2024

Certificate number: 0429-2886-7813-9224-8811

Property type

Semi-detached house

Total floor area

186 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300+ mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating	Electric underfloor heating	Very poor
Main heating control	Programmer, TRVs and bypass	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 168 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
-------------------------------	-----------------

This property produces	5.9 tonnes of CO2
------------------------	-------------------

This property's potential production	4.5 tonnes of CO2
--------------------------------------	-------------------

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (64) to C (73).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£110	£76
2. Heating controls (room thermostat)	£350 - £450	£42
3. Solar photovoltaic panels	£9,000 - £14,000	£280

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1492
--	-------

Potential saving if you complete every step in order	£118
--	------

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	16481 kWh per year
---------------	--------------------

Water heating	2231 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Telephone
Email

John Harding
07764610405
johnhardinghi@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme
Assessor ID
Telephone
Email

NHER
NHER003753
01455 883 250
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
Date of assessment
Date of certificate
Type of assessment

No related party
26 September 2014
29 September 2014
[RdSAP](#)