

## 7 Bardsey Close Newport, NP19 7TE



### Offers in the Region Of £125,000

**ATTRACTIVELY PRESENTED MODERN END-OF-TERRACE**

**SPACIOUS LIVING ROOM**

**FITTED KITCHEN**

**uPVC DOUBLE GLAZING**

**SEPARATE HARD STANDING AND GARDEN OR LARGE PARKING AREA**

**ONE DOUBLE BEDROOM**

**uPVC DOUBLE GLAZED CONSERVATORY**

**WHITE FIRST FLOOR BATHROOM**

**PRIVATE, EASILY MAINTAINED GARDEN**

**QUIET CUL-DE-SAC IN POPULAR LOCATION OFF ST. JULIAN'S ROAD**

£100,000 - -£104,000. An attractively presented modern end of terrace offering one double bedroom accommodation with uPVC double glazed conservatory and large parking area. Popular cul-de-sac off highly sought after St Julian's Road.

## ACCOMMODATION

### Hall

uPVC double glazed entrance door.

### Living Room 13' 0" x 11' 6" (3.96m x 3.50m)

Good size living room with double glazed patio doors to;

### Conservatory 8' 9" x 6' 0" (2.66m x 1.83m)

uPVC double glazed conservatory with tiled floor and door to garden.

### Kitchen 13' 6" x 5' 0" (4.11m x 1.52m)

Fitted wall and base units, roll top work surfaces, tiled surrounds, inset stainless steel drainer sink unit, plumbing for washing machine, uPVC double glazed side window.

### First Floor Landing

Loft access, storage cupboard.

### Bedroom 10' 6" x 10' 0" (3.20m x 3.05m)

Spacious bedroom with uPVC double glazed side window and storage cupboard.

### Bathroom

White suite comprising pedestal wash hand basin, low level w.c. and panelled bath, tiled surrounds, uPVC double glazed window.

### Outside

Small front garden. Pleasant, easily maintained, private rear garden. Separate hard standing and garden or area ideal for parking a large vehicle.







7, Bardsey Close, St. Julians, NEWPORT, NP19 7TE

**Dwelling type:** Enclosed End-Terrace house      **Reference number:** 9488-1001-7206-4656-3994  
**Date of assessment:** 18 June 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 June 2016      **Total floor area:** 41 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

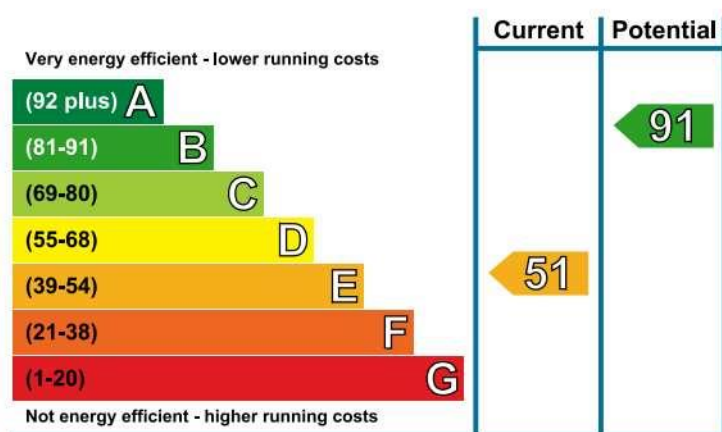
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,244</b>
<b>Over 3 years you could save</b>	<b>£ 1,176</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 90 over 3 years	
Heating	£ 1,371 over 3 years	£ 789 over 3 years	
Hot Water	£ 693 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,244</b>	<b>£ 1,068</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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	
2 Low energy lighting for all fixed outlets	£30	£ 57	
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 840	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.