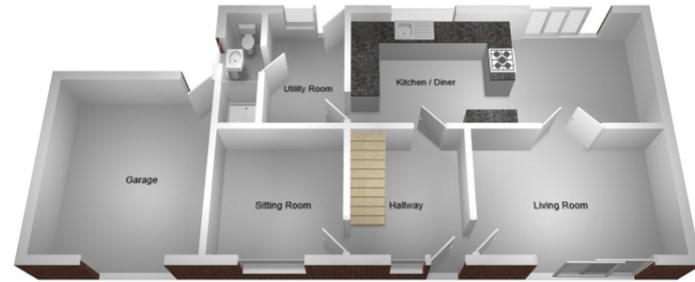
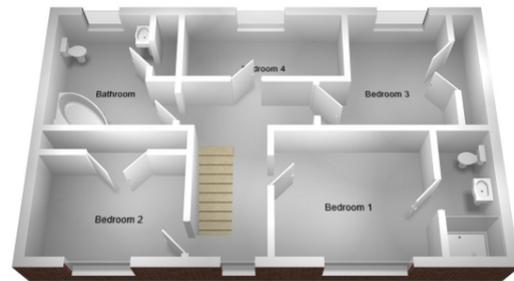


# Kensington Drive, Bridgend, CF31 4QS



For illustrative purposes only.  
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.  
All measurements are approximate and not to scale.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	90	79	87
	67		
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Kensington Drive, Bridgend, CF31 4QS

### Offers In Region Of £850,000



AgentPro are delighted to offer this demonstration home for sale. Situated in Bridgend the property has 4 double bedrooms, modern kitchen and a cinema room. The property also has a heating indoor pool. Viewing is highly recommended for this property. The house also benefits from a spectacular double volume entrance hall, panelled study, grand double reception room and two large dining rooms. Additionally there is a cinema room, a particularly beautiful indoor swimming pool, garaging for 5 cars, and off street parking for another 3 to 4 cars. The master bedroom suite benefits from far reaching views across Bridgend as well as his and hers dressing rooms and bathrooms. There are 4 further principal bedrooms, 3 further bathroom (all en-suite). Additionally there is a separate staff flat to the lower ground floor. The garden is large (over 100' wide and deep) level and mostly laid to lawn with an outdoor swimming pool and summer house.

Kensington Drive, Bridgend, CF31 4QS  
**Offers In Region Of £850,000**  
 Freehold

- Grand Entrance Hall
- 4 Double Bedrooms
- Master Bedroom with En-Suite
- Kitchen / Breakfast Room Suite
- Garages and Parking Space
- Indoor Leisure Facilities
- Cinema Room
- Living Room

