

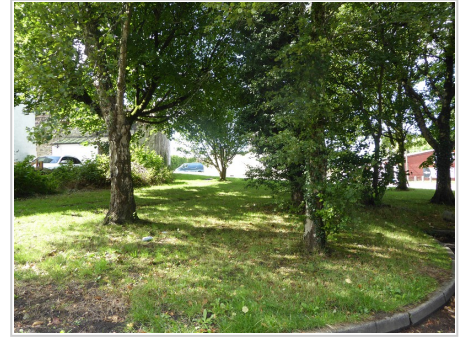
4-6 Dunraven Place, Bridgend. CF31 1JD

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29 Oddfellows Street
Bridgend
Bridgend.
CF31 1TA

105,000



- *WALKING DISTANCE OF BRIDGEND TOWN CENTRE*
- Cottage Style
- 2 Double Bed End Terrace Property
- UPVC Double Glazing
- Gas Central Heating
- Internal Viewing Recommended
- Rear Forecourt

Ref: PRA10936

Viewing Instructions: Strictly By Appointment Only

General Description

Two double bedroom end of terrace property located within walking distance of Bridgend Town Centre with all its facilities and amenities, local rail link, easy access to the Princess of Wales Hospital, and easy access to Junction 36 of the M4 Motorway with routes to Cardiff and Swansea. The property is offered for sale inclusive of Upvc double glazing and gas central heating, fitted kitchen with appliances, all carpets to remain, internal viewing recommended. The property comprises of Ground Floor: - Hallway; Lounge/Diner; Kitchen. First Floor: - Family Bathroom; Master Bedroom; One Further Bedroom. Outside: Front: On street parking Rear: Forecourt area.

Accommodation

Ground Floor

Entrance

Via a Upvc half glazed front door leading into:

Hallway

Fitted carpet, one radiator, coved and textured ceiling, access to first floor, original wood panel door with cottage style handles leading into:

Lounge/Diner (22' 2" x 11' 5") or (6.76m x 3.48m)

Upvc window to the front, Upvc window to the rear, fitted carpet, coved and textured ceiling, two recesses either side of the fire breast wall with the original fitted cupboards, further fitted cupboard via the original wooden panel door, door leading into an under stairs storage cupboard with ample storage, original wood door with cottage style handles leading into:

Kitchen (8' 6" x 9' 1") or (2.59m x 2.77m)

Range of base and wall units in light beech with chrome fittings, high gloss work surface, chrome gas hob and electric oven, chrome cooker hood, stainless steel sink unit, plumbed for automatic washing machine, integrated fridge/freezer, Upvc window to the rear, ceramic tiling to the floor, splashback tiling, skimmed ceiling with chrome sunken spotlighting and extractor fan, Upvc glazed door to the side.

First Floor

Landing

Fitted carpet, textured ceiling, loft access, all doors are the original wood panel doors.

Family Bathroom

Three-piece suite in white with chrome fittings to include a shower bath with a glass shower screen, chrome power shower, fully tiled around the bath area with half tiled walls around the bathroom, chrome heated towel rail, skimmed ceiling with chrome sunken spotlighting, Upvc obscured glazed window to the rear, fitted carpet, door leading into a cupboard housing the combination boiler.

Master Bedroom (16' 11" x 12' 5") or (5.15m x 3.79m)

Two Upvc windows to the front, fitted carpet, one radiator, textured ceiling.

Bedroom 2 (11' 1" x 9' 11") or (3.39m x 3.01m)

Upvc window to the rear, fitted carpet, one radiator, textured ceiling and picture rail.

Outside



Front

On street parking.

Rear

Forecourt area.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Mains electricity, mains water, mains drainage, mains gas

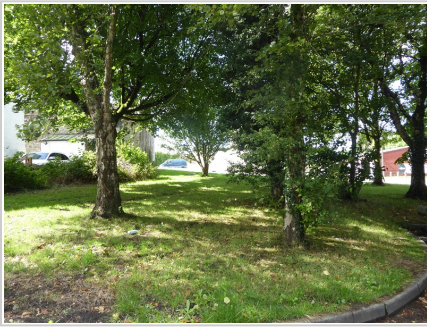
EPC Rating:63

Tenure



We are informed that the tenure is Freehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			(92-100) A				
(81-91) B			(81-91) B				
(69-80) C			(69-80) C				
(55-68) D	63	64	(55-68) D				
(39-54) E			(39-54) E				
(21-38) F			(21-38) F				
(1-20) G			(1-20) G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
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 (CO₂) emissions. The higher the rating the less impact it has on the environment.