

4-6 Dunraven Place, Bridgend. CF31 1JD

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8 Lllys Y Fran
Llangewydd Court
Bridgend.
CF31 4TU

124,995



- *NO ONGOING CHAIN*
- 3 Bedroom Semi-Detached Property
- Upvc Double Glazing
- Gas Central Heating
- Driveway & Garage

Ref: PRA11012

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to offer for sale this three-bedroom semi-detached property located in the Llangewydd Court area of Bridgend. The property is within easy access of local facilities and amenities to include local schools, Junction 36 of the M4 Motorway with routes to Cardiff and Swansea and local rail links. The property is offered for sale inclusive of Upvc double glazing and gas central heating, all carpets are to remain at the property. The property benefits from driveway parking and a garage. The property comprises of Ground Floor: - Hallway; Open-Plan Lounge/Diner; Kitchen. First Floor: - Family Bathroom; Master Bedroom; Two Further Bedrooms. Outside: Front: Driveway, garden laid to lawn and Garage. Rear: Garden laid to lawn and patio area.

Accommodation

Ground Floor

Entrance

Enter the property via a Upvc front door with an obscured glazed panel with leaded light feature and an obscured glazed panel to the side leading into:

Hallway

The hallway benefits from fitted carpet, access to first floor, one radiator, artex ceiling, square opening leading into:

Open plan Lounge/Diner (23' 9" x 14' 5") or (7.23m x 4.39m)

L Shaped (7.23M X 2.60M X 4.39M)

The Lounge area benefits from a Upvc window to the front, fitted carpet, one radiator, coved and artex ceiling, feature brick wall with a medium oak effect fire surround with hearth and inset and an electric fire, square opening leading into the dining area. The Dining area benefits from Upvc window to the rear, fitted carpet, one radiator, coved and artex ceiling, square opening leading into:

Kitchen

The Kitchen benefits from a range of base and wall units in light beech with chrome fittings, complimentary work surface, splashback tiling, artex ceiling, space for cooker and fridge/freezer, ceramic tiling to the floor, plumbed for washing machine, Upvc window to the rear, half glazed Upvc door to the rear and one radiator.

First Floor Landing

Fitted carpet, artex ceiling, loft access, white panel door leading into an airing cupboard with radiator and ample storage, Upvc window to the side.

Family Bathroom

The bathroom benefits from a contemporary style bathroom suite in white with chrome fittings, chrome power shower over the bath, fully tiled around the bath area and WC, artex ceiling, Upvc obscured glazed window to the rear, ceramic tiling to the floor, one radiator.

Master Bedroom (11' 9" x 12' 1") or (3.58m x 3.68m)

The master bedroom benefits from a Upvc window to the front, fitted carpet, one radiator, artex ceiling, one wall fitted with cream fitted wardrobes with overhead lockers and bedside cabinets and two single wardrobes, double louver doors leading into a fitted cupboard, one radiator.

Bedroom 2 (11' 0" x 10' 6") or (3.36m x 3.21m)

Bedroom two benefits from a Upvc window to the rear, laminated flooring, coved and artex ceiling, one radiator, white panel door leading into a storage cupboard.

Bedroom 3 (8' 4" x 8' 4") or (2.53m x 2.54m)

Bedroom three benefits from a Upvc window to the front, fitted carpet, one radiator, coved and artex ceiling, white panel door leading into a storage cupboard.

Front

Garden laid to lawn, Driveway leading up to garage with a up and over door.

Rear

Patio area with garden laid to lawn.

Disclaimer

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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:58

Tenure

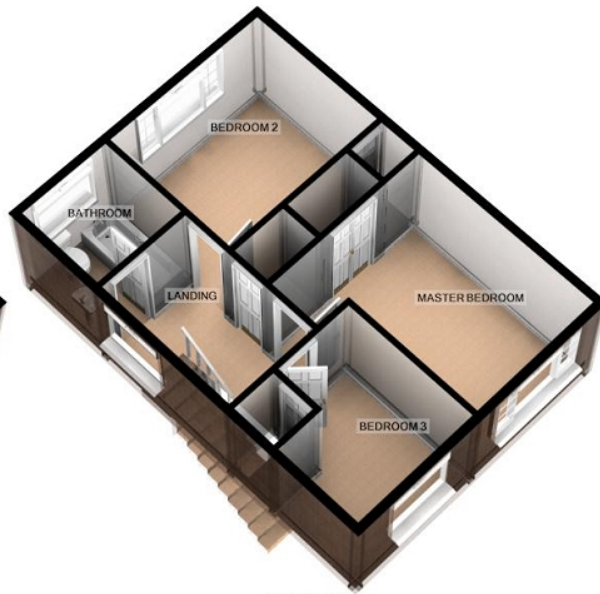
We are informed that the tenure is Leasehold

Council Tax

Band C

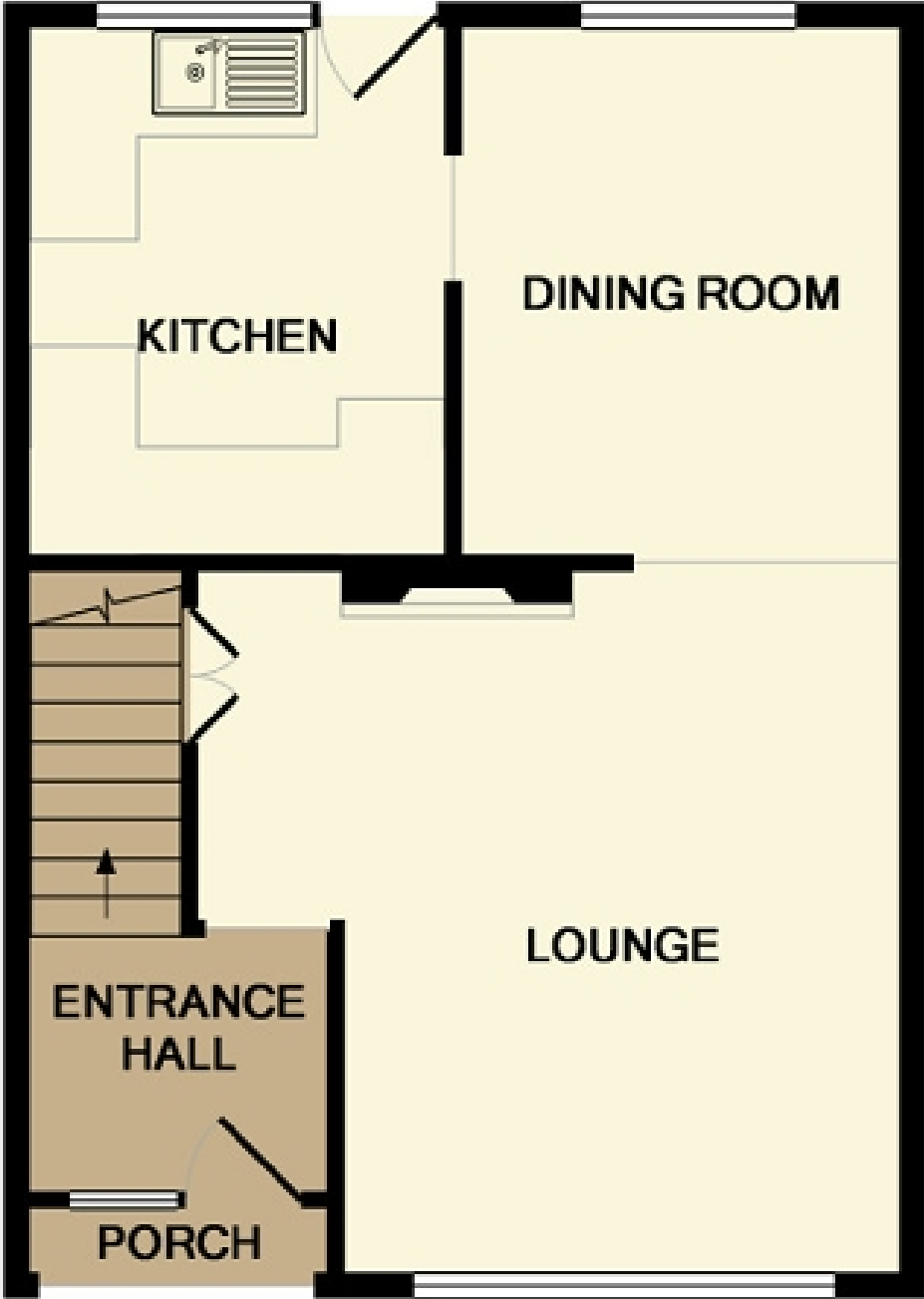


GROUND FLOOR

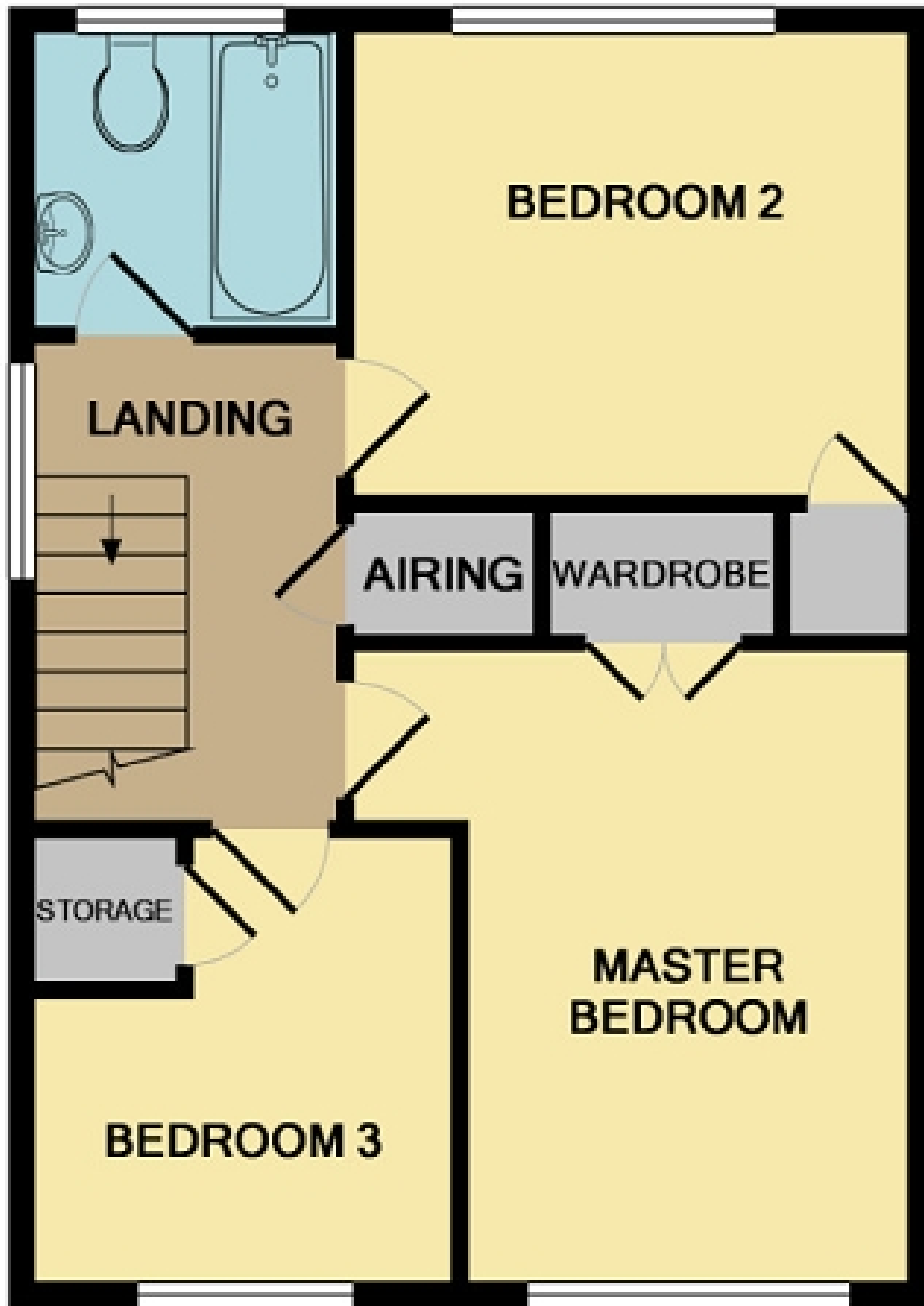


1ST FLOOR

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



1ST FLOOR

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.