

4-6 Dunraven Place, Bridgend. CF31 1JD

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3 Hope Avenue
Aberkenfig
Bridgend
Bridgend County.
CF32 9PR

90,000



- Property Requires Refurbishment
- Three Bedroom Semi Detached Property
- Garage
- Driveway Parking
- uPVC Double Glazing
- Gas Central Heating
- Good Access to M4 Motorway
- No On Going Chain

Ref: PRA11380

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to offer for sale this Three-bedroom semi-detached property with garage located in the village of Aberkenfig, within proximity of local amenities, retail park, local railway link, and junction 36 of the M4 Motorway. The property also benefits from uPVC double glazing, gas central heating via combination boiler, driveway parking and garage, mature garden to rear. The property requires complete refurbishment.

The accommodation comprises: Ground floor - Entrance Hall, Lounge, Second Sitting Room, Kitchen. First Floor - Master Bedroom, Bedroom 2, Bedroom 3, Bathroom. Outside Front and Rear Gardens with Driveway Parking.

Accommodation

Ground Floor

Entrance Hall

Entrance to the property is through a fully obscure glazed uPVC side door, into the hallway is uPVC windows to side, radiator, tiled ceiling, doors leading in to lounge, second sitting room and kitchen.

Lounge (14' 6" x 12' 8") or (4.42m x 3.86m)

uPVC double glazed box bay window to front, radiator, tiled ceiling.

Second Sitting Room (11' 1" x 13' 3") or (3.38m x 4.05m)

uPVC double glazed window to front, radiator, picture rail, original tiled fireplace, door leading to kitchen.

Kitchen (8' 0" x 15' 7") or (2.44m x 4.74m)

Two uPVC windows to rear, stainless steel sink, base units, tiled walls, square opening into inner hallway, half glazed uPVC door to rear.

First Floor

Master Bedroom (12' 4" x 13' 5") or (3.75m x 4.10m)

uPVC window to front, radiator.

Bedroom 2 (12' 11" x 10' 0") or (3.94m x 3.05m)

uPVC window to front, radiator

Bedroom 3 (7' 10" x 9' 9") or (2.38m x 2.96m)

uPVC window to rear radiator, cupboard that houses the Worcester combination boiler.

Bathroom

3-piece suit in need of refurbishing

Front Garden

Double wrought iron gates with driveway leading to garage with up and over door, garden laid to lawn



Rear Garden

Generous size rear garden with mature trees plants and shrubs and storage area at the back of the garage, plus side door to the garage.

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 gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.