

4-6 Dunraven Place, Bridgend. CF31 1JD

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54A Bridgend Road
Aberkenfig
Bridgend
Bridgend County.
CF32 9BA

57,000



- First Floor Studio Flat
- Upvc Double Glazed Windows
- Gas Central Heating
- Communal Access
- Combined Lounge & Bedroom
- Could Be Reconfigured
- Leasehold

Ref: PRA11476

General Description

Gareth L Edwards Ltd are pleased to offer this first-floor studio flat located in the heart of the Village Centre. Aberkenfig is a thriving little village with a range of facilities and amenities and is within close proximity of the Sarn or Tondu shuttle station. The property also gives good access to Junction 36 of the M4 Motorway and McArthurGlen Designer Outlet. There are two free car parks in Aberkenfig plus there is on street parking. The studio offers uPVC double glazing and gas central heating via a combination boiler although it does require updating. Access is via communal door at the back of the building behind Altered Images Hair Salon.

The property comprises of: - Ground Floor - Entrance Hall; Inner Hall; Staircase leading to First Floor: Landing; Combined Lounge & Bedroom; Kitchen; Bathroom.

Accommodation

Ground Floor

Entrance

Entrance to the property is a communal door leading into Entrance Hall with Terrazo Tiled Floor and feature Stone Wall with door leading into:

Hallway

With feature tiled floor and carpeted staircase to first floor.

Landing

Carpeted with door leading into:-

Combined Lounge & Bedroom (13' 7" x 11' 4") or (4.14m x 3.45m)

Papered and coved ceiling, uPVC bay window to the front, one radiator, power points.

Kitchen (10' 2" x 8' 7") or (3.11m x 2.62m)

Skimmed and coved ceiling, single drainer stainless steel sink unit, worksurface, four ring electric cooker with under oven, plumbed for washing machine, uPVC double glazed window to the rear, one radiator, door leading into: -

Bathroom (11' 5" x 5' 7") or (3.48m x 1.70m)

Steps down into the bathroom with a three piece suite in white comprising of a bath, wash hand basin, low level W.C., splashback tiling from the bath, mixer tap shower fitment with rail, coved ceiling, extractor, tiled floor, door leading into a storage cupboard housing a combination central heating boiler, uPVC obscured double glazed window to the side.

Services

Mains gas, mains water, mains electricity, mains drainage

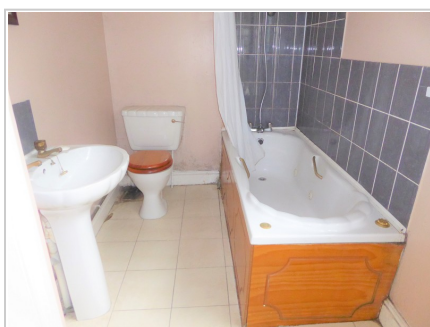
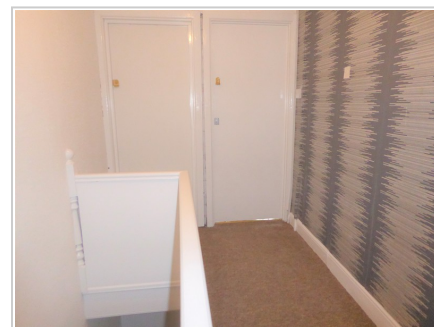
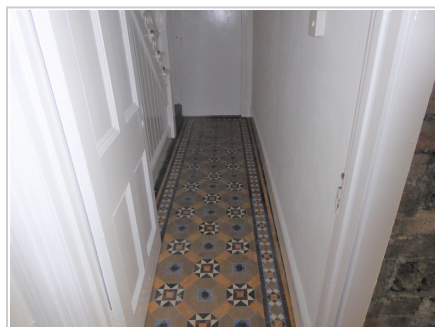
EPC Rating:63

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



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.