

4-6 Dunraven Place, Bridgend. CF31 1JD

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15 Ashgrove  
Bridgend  
Bridgend County.  
CF31 4EE

155,000



- Three Bedroom End Link Property
- uPVC Double Glazing Windows
- Gas Central Heating
- On Street Parking
- Generous Size Rear Garden
- Requires Some Updating
- No Ongoing Chain



Ref: PRA11502

**REDUCED**

Viewing Instructions: Strictly By Appointment Only

## General Description

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Three-bedroom end link property in need of some updating. The property is located within proximity to all local facilities and amenities of Bryntirion including local schools. Bryntirion also provides good access to Junction 36 of the M4 Motorway, the McArthur Glen Designer Outlet, and Bridgend Town Centre with all its facilities and amenities including the South Wales Line Railway Station and local retail parks. The property is offered for sale with uPVC double glazing and gas central heating, the property is being sold with no ongoing chain.

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## Accommodation

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### Ground Floor

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#### Entrance and Hallway

Entrance to the property is via a fully obscured glazed front door into the hall with an obscured glazed side screen, carpet, one radiator, textured ceiling, access to first floor.

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#### Lounge (11' 8" x 20' 0") or (3.55m x 6.10m)

uPVC window to the front and rear with views overlooking the green at the front, fitted carpet, wall mounted gas fire set on a marble hearth and a brick fire surround, artexed ceiling, one radiator.

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#### L-Shaped Kitchen/Diner (14' 3" x 17' 10" x 9' 9") or (4.35m x 5.43m x 2.98m)

Dining Area- uPVC window to the rear, uPVC window to the side, half glazed uPVC door to the rear, vinyl flooring, one radiator, artexed ceiling, door leading into a understairs storage cupboard with ample storage.

Kitchen Area - Range of base and wall units in light beech with chrome fittings, gas hob, electric oven, stainless steel sink unit, plumed for automatic washing machine, space for fridge freezer, uPVC obscured glazed window to the front, half tiled walls, skimmed ceiling with spotlighting.

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### First Floor

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#### Landing

Fitted carpet, uPVC window to the rear, textured ceiling, loft access, two cupboards one that houses the Worcester boiler.

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#### Family Shower Room

Three-piece suite in white to include a corner shower cubicle with a chrome power shower, fully tiled walls, vinyl flooring, uPVC obscured glazed window to the rear, wood strip ceiling.

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#### Master Bedroom (12' 9" x 10' 11") or (3.88m x 3.34m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, door leading into a storage cupboard.

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#### Bedroom 2 (12' 10" x 11' 2") or (3.90m x 3.41m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, door into a cupboard with ample storage.

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## Bedroom 3 (6' 10" x 8' 7") or (2.08m x 2.61m)

uPVC window to the side, fitted carpet, one radiator, artexed ceiling, airing cupboard housing hot water tank.

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## Outside

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### Front

Elevated front with a garden laid to lawn, mature trees, plants and shrubs, side access.

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### Rear

Generous size rear with patio areas, garden laid to lawn, mature plants and shrubs, wooden shed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band B

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*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.*