

4-6 Dunraven Place, Bridgend. CF31 1JD

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2 Minerva Street Bridgend Bridgend County. CF31 1TD

165,000



- *NO ONGOING CHAIN*
- Traditional 3 Bedroom Semi-Detached Property
- Open Plan Lounge/Diner
- Fitted Kitchen
- Shower Room
- · Walking Distance of Bridgend Town Centre
- Forecourt to Front & Rear









Ref: PRA11621

Viewing Instructions: Strictly By Appointment Only



General Description

Gareth L Edwards Ltd are pleased to offer this traditional three-bedroom semi-detached property situated in Bridgend. The property is conveniently located within walking distance of Bridgend Town Centre; walking distance of the mainline train station; close to junction 36 of the M4 motorway; McArthur Glen Designer Outlet and The Princess of Wales Hospital and all local schools. The property has uPVC double glazing & gas central heating all carpets, blinds and light fittings are to remain. The property is being sold with no ongoing chain.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Open-Plan Lounge/Diner; Kitchen. FIRST FLOOR: - Landing; Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Forecourt area at front, forecourt at rear, side access.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC front door with an obscure glazed panel to the top.



Hallway

Laminated flooring, one radiator, artex ceiling, white spindle staircase leading to first floor, picture rail, understairs storage cupboard.



Spacious Open-Plan Lounge/Diner (10' 11" x 23' 4") or (3.32m x 7.11m)

uPVC bay window to the front, uPVC window to the rear, feature fire surround with a marble hearth and inset with an electric fire, two recesses, picture rail, dado rail, attractive arch, textured ceiling, laminated flooring, one radiator.



Kitchen (14' 9" x 6' 6") or (4.50m x 1.97m)

Range of base and wall units in white with chrome fittings, complimentary worktop, freestanding gas cooker, plumbed for automatic washing machine, stainless steel sink unit, PVC splashback, space for fridge and freezer, laminated flooring, one radiator, dado rail, artex ceiling, uPVC window to the rear, fully glazed door to the side.

First Floor

Landing

Fitted carpet, artex ceiling, picture rail, all original doors upstairs, door at the right leading into: -



Shower Room

Three-piece suite in white with chrome fittings, half tiled walls, power shower inside the shower cubicle, laminated flooring, one radiator, artex ceiling, uPVC obscure glazed window to the rear.



Master Bedroom (13' 6" x 11' 3") or (4.12m x 3.42m)

uPVC bay window to the front, vinyl flooring, one radiator, textured ceiling, picture rail.



Bedroom Two (11' 4" x 10' 4") or (3.45m x 3.14m)

uPVC window to the rear, vinyl flooring, one radiator, artex ceiling, one wall fitted with white fitted wardrobes, picture rail.

Bedroom Three (7' 1" x 7' 10") or (2.17m x 2.40m)

uPVC window to the front, fitted carpet, one radiator, picture rail, loft access, one radiator.

Outside

Front

Paviour forecourt area with mature plants shrubs, side access.

Rear

Forecourt, stone outbuilding & outside WC.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





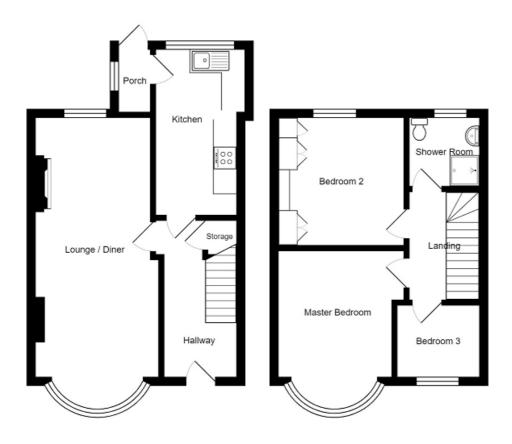














All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence 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.