

4-6 Dunraven Place, Bridgend. CF31 1JD

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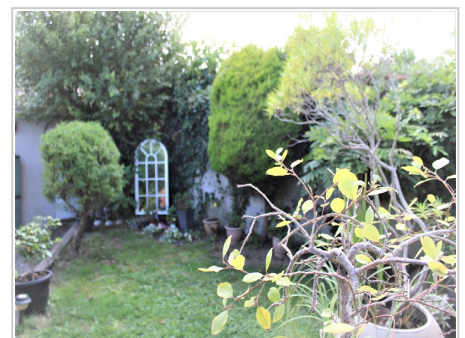
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6a The Orchard Heol West Plas
Litchard
Bridgend
CF31 1PA

318,500



- NO ONGOING CHAIN
- Self-Build Three Double Bedroom Detached Town House
- Spacious Family Accommodation
- Impressive master bedroom
- En: suite & Dressing Room
- South Facing Rear Garden
- Detached Garage & Driveway
- Workshop or Office
- Additional Driveway to Front



Ref: PRA11645

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Impressive Detached Self-build 3 Double Bedroom Town House located in Litchard, Bridgend. The property is spread out over three floors and offers spacious family accommodation. The property benefits from a detached garage with driveway parking at the rear with a separate workshop/Office. The property benefits from gas central heating via combi boiler & uPVC double glazing, South facing rear garden with built-in BBQ. All carpets and blinds are to remain, an internal viewing is highly recommended to appreciate this spacious family home. The property is within proximity of local facilities and amenities including the McArthur Glen Designer Outlet, Princess of Wales Hospital, and junction 36 of the M4 Motorway. The property also provides easy access into Bridgend Town Centre with all its facilities and amenities including the main line train station.

The property comprises: - GROUND FLOOR: - Entrance and Hallway; Lounge; Open-Plan Kitchen/Diner; Conservatory; Downstairs Cloakroom. FIRST FLOOR: - Landing; Family Bathroom; Bedroom Two; Bedroom Three. SECOND FLOOR: - Landing; Master Bedroom; En-suite, Dressing room. OUTSIDE: - Maintenance free front garden with paviour driveway, South facing rear garden with detached garage additional driveway, workshop/office.

Accommodation

Ground Floor



Entrance and Hallway

Via a uPVC double glazed front door with two attractive stained-glass panels with leaded light feature and two obscure glazed panels either side of the front door with leaded light feature entering a spacious hallway with laminate flooring, one radiator, coved and skimmed ceiling, access to first floor via a white spindle staircase, feature white Georgian French doors leading into: -



Lounge (17' 2" x 16' 1") or (5.24m x 4.89m)

uPVC double glazed bay window to the front, laminated flooring, one radiator, coved and skimmed ceiling, feature white Georgian French doors leading into: -



Open Plan Kitchen/ Diner (19' 4" x 11' 8") or (5.90m x 3.56m)

Range of base and wall units in light beech with chrome fittings, complimentary worktop, splashback tiling, chrome gas hob, electric oven, chrome cooker hood, space for fridge/freezer, one and a half stainless steel sink unit, integrated dishwasher, plumbed for automatic washing machine, attractive ceramic tiling to the floor, ample work surface, space for table and chairs, square opening into: -



Conservatory

Impressive conservatory with self-cleaning ultra-glass, attractive ceramic tiling to the floor, feature uPVC French doors to the side, fan ceiling lighting.



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, the sink is set in a white high gloss vanity unit with chrome fittings, chrome heated towel rail, ceramic tiling to the floor, coved and skimmed ceiling, uPVC obscure glazed window to the side.

First Floor



Landing

Split level landing with a white spindle staircase, fitted carpet, uPVC window to the side, uPVC window to the front, one radiator.



Family Bathroom

Four-piece suite in white to include a corner bath, corner shower cubicle with chrome fittings, fully tiled inside the shower area with an electric shower, ceramic tiling to the floor, half tiled walls around the WC, sink unit and bath area, one radiator, skimmed ceiling with feature sunken spotlighting, uPVC obscure glazed window to the rear, white panel door leading into a cupboard housing the Ariston Combination Boiler and ample storage.



Bedroom 2 (12' 9" x 19' 0") or (3.88m x 5.79m)

uPVC bay window to the front, fitted carpet, coved, and skimmed ceiling, one radiator.



Bedroom 3 (12' 0" x 12' 8") or (3.66m x 3.86m)

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling.

Second Floor

Spindle staircase leading to the second-floor landing.

Second Floor Landing

Fitted carpet, uPVC window to the side, skimmed ceiling.



Master Bedroom (19' 4" x 16' 9") or (5.90m x 5.11m)

Impressive and spacious master bedroom with uPVC window to the front, fitted carpet, one radiator, feature skimmed and coved ceiling, white panel door leading into a storage area with ample storage, white panel door leading into a spacious En-suite.



En-Suite

Double shower cubicle, low level WC and sink unit in white with chrome fittings, ceramic tiling to the floor, one radiator, fully tiled walls, feature skimmed ceiling with sunken spotlighting, extractor fan, uPVC obscure glazed window to the rear.

Further door off the master bedroom leading into a dressing room with a range of oak effect fitted wardrobes with chrome fittings, fitted carpet, skimmed ceiling, loft access, uPVC obscure glazed window to the rear.

Outside

Front

Maintenance free front with a paviour driveway, pea gravel, mature trees, plants, and shrubs.

Rear

Enclosed rear garden with garden laid to lawn, patio area with built in barbeque, pea gravel area, mature trees plants and shrubs, detached garage with up & overdoor, & door to side, separate workshop/Office double wrought iron gates leading to garage & driveway.

Services

EPC Rating:70

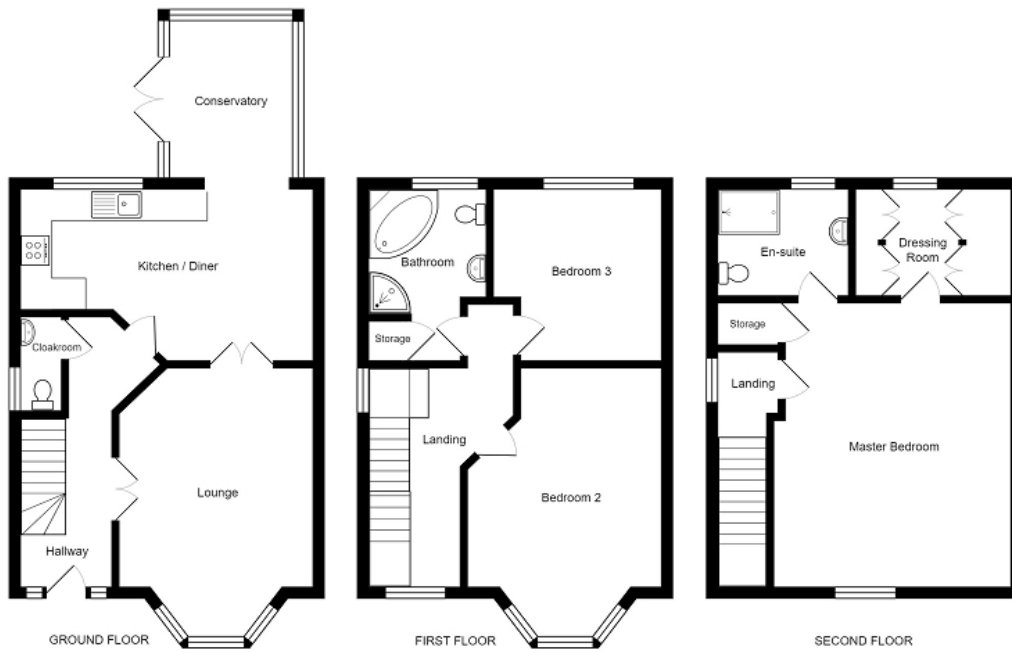
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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.