

4-6 Dunraven Place, Bridgend. CF31 1JD

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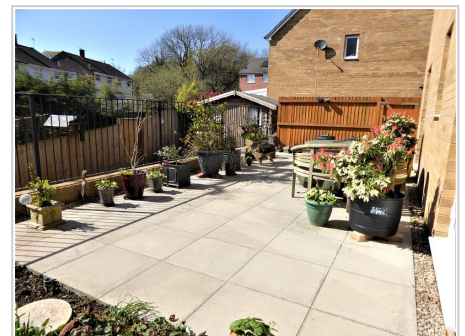
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8 Wood Green
Bridgend
CF31 4AT

275,000



- ***INTERNAL VIEWING HIGHLY RECOMMENDED***
- Spacious Three Bedroom Detached Family Home
- Located on this Popular New Development
- Family Bathroom, Shower Room & En suite to master bedroom
- Generous Sized Landscaped gardens
- Ample Driveway parking to Front
- Immaculate throughout



Ref: PRA11735

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to offer for sale this Detached Spacious three-bedroom family home with landscaped gardens, spacious lounge, Kitchen dining area family bathroom & separate shower room & En:suite to master bedroom, ample driveway parking to front located on this popular new development within proximity of all local facilities & Amenities & Bridgend Town Centre including a local rail link with routes to both Cardiff and Swansea; good access to Junction 36 of the M4 motorway; The McArthur Glen Designer Centre; and close proximity to the Cefn Glas Shopping Precinct.

The property is offered for sale in immaculate condition throughout inclusive of Upvc double glazing, gas central heating, all carpets and blinds are to remain. The property benefits from generous driveway parking to front for at least three cars and a generous sized landscaped garden to the rear.

The accommodation comprises: Ground Floor: - Entrance Hall, Downstairs Shower Room, Lounge, Open-Plan Kitchen Diner. First Floor: - First Floor Landing, Master Bedroom, Master En-Suite, Two Additional Bedrooms, Family Bathroom.

Accommodation

Ground Floor



Entrance Hall

Access the property via a white Upvc front door with two obscure glazed panels with chrome fittings leading into a spacious entrance hall with access to first floor via a white spindled staircase, fitted carpet, one radiator, skimmed ceiling, white panel door with chrome fittings leading into a storage cupboard with ample storage, white panel door with chrome fittings leading into:



Downstairs Shower Room

A generous sized downstairs shower room with a three-piece suite in white with chrome fittings to include chrome and glass shower cubicle with power shower and attractive tiling, attractive vinyl flooring, one radiator, skimmed ceiling, extractor fan, Upvc obscure glazed window to the rear.



Lounge (18' 3" x 9' 8") or (5.55m x 2.94m)

Feature Upvc French doors to the rear & window to front, fitted carpet, skimmed ceiling, two radiators.

Open Plan Kitchen/ Diner (18' 3" x 10' 1") or (5.55m x 3.08m)



Kitchen Area

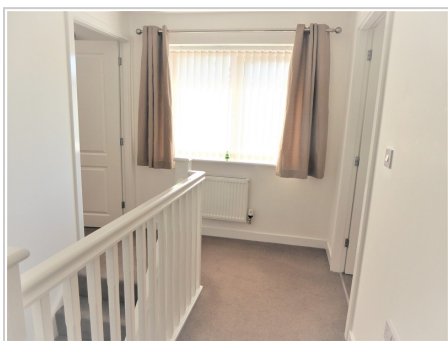
A spacious open-plan kitchen/diner comprising a kitchen area with a range of contemporary style base and wall units with chrome fittings, complimentary work surface, chrome gas hob and electric under oven, one and a half stainless steel sink unit with chrome mixer taps, plumbed for automatic washing machine, space for fridge and freezer, chrome splashback, Upvc window to front, attractive vinyl flooring.



Dining Area

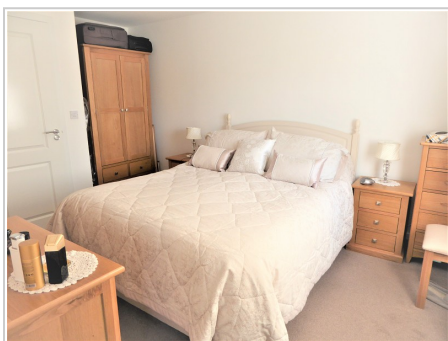
Dining area Upvc French doors to rear leading onto the patio area, skimmed ceiling, one radiator, attractive vinyl flooring.

First Floor



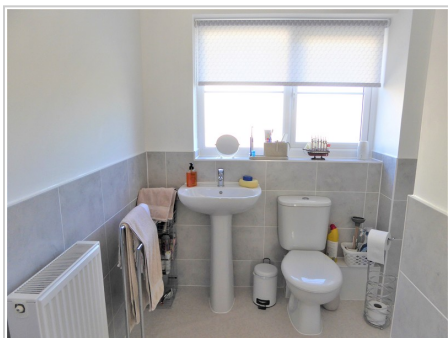
Landing

A spacious gallery style landing, white spindled staircase, fitted carpet, one radiator, Upvc window to rear, skimmed ceiling with loft access. White panel door with chrome fittings leading into:



Master Bedroom (14' 1" x 10' 2") or (4.28m x 3.09m)

Upvc window to rear, fitted carpet, one radiator, skimmed ceiling, white panel door with chrome fittings leading into:



Master En-Suite

Three-piece suite in white with chrome fittings, fully tiled inside the shower cubicle with glass and chrome doors, chrome power shower, vinyl flooring, half tiled walls with attractive tiling, one radiator, skimmed ceiling, extractor fan, Upvc obscure glazed window to the front.



Bedroom 2 (11' 0" x 9' 11") or (3.36m x 3.02m)

Upvc window to front, fitted carpet, one radiator, skimmed ceiling.

Bedroom 3 (9' 11" x 6' 7") or (3.02m x 2.01m)

Upvc window to rear, fitted carpet, one radiator, skimmed ceiling.



Family Bathroom

Spacious family bathroom comprising of a three-piece suite in white with chrome fittings, half tiled walls with attractive tiling, attractive vinyl flooring, one radiator, skimmed ceiling, Upvc obscure glazed window to front.

Outside

Front

Open plan front with mature plants and shrubs, driveway to the side with ample parking.



Rear

Maintenance free landscaped rear garden with generous size patio area, additional patio, mature trees plants and shrubs, gate leading to extra garden space.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:81

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.