

4-6 Dunraven Place, Bridgend. CF31 1JD

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4 Davies Avenue
Bridgend
CF31 1PS

224,995



- NO ONGOING CHAIN
- Three Bedroom Extended Semi-Detached Property
- Quality fitted kitchen
- Contemporary Open plan Living
- Driveway & Detached Garage
- Generous Size Gardens
- Close to Bridgend Town Centre/Princess Wales Hospital
- Internal Viewing Highly Recommended



Ref: PRA11791

Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

Spacious Three bedroom extended semi-detached property located in the popular area of Litchard. It is located within walking distance of the Princess of Wales Hospital plus gives good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet. The property is also ideally located close to the Bridgend Town Centre with its facilities and amenities including with the main line train station.

The property has uPVC double glazing and gas central heating. The property offers contemporary open plan living and benefits from generous size gardens, driveway to the side with a detached garage. All carpets, curtains, blinds, and light fittings are to remain. The property is being sold with no ongoing chain and an internal viewing is highly recommended.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Open-plan Lounge/Diner; Kitchen/Breakfast Area. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Generous size gardens at front and rear with a driveway and detached garage.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC front door.



Hallway

Spacious hallway with attractive maple wood strip flooring, one double radiator, uPVC obscure glazed window to the side, feature skimmed and sunken spot lighting ceiling.



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, attractive maple wood strip flooring, splashback tiling, skimmed ceiling.

Half obscure glazed door in the hallway leading into: -



Open plan Lounge/Diner (23' 3" x 11' 6") or (7.09m x 3.50m)

uPVC window to the front, feature uPVC French doors to the rear, attractive grey fire surround with a marble hearth and inset with a chrome living flame gas fire with pebble effect, two recesses either side of the fire breast wall, skimmed ceiling, two radiators, attractive maple wood strip flooring, square opening leading into a spacious extended kitchen/breakfast.



Spacious Extended Kitchen/Breakfast Area (24' 8" x 9' 3") or (7.51m x 2.83m)



Breakfast Area

Attractive laminated flooring, one radiator, uPVC window to the side, half uPVC door to the side, skimmed ceiling.



Kitchen Area

Range of base and wall units in high gloss white, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, high level electric oven and gas hob, high gloss splashback, attractive splashback tiling, black and glass cooker hood, plumbed for automatic washing machine, space for fridge and freezer, integrated dishwasher (to remain), one radiator, uPVC window to the rear, uPVC window to the side, half glazed uPVC obscure glazed door to the rear, feature skimmed ceiling with sunken spotlighting.



Landing

Fitted carpet, skimmed ceiling, loft access with pull-down ladder, half boarded and lighting, uPVC obscure glazed window to the side.



Family Bathroom

Three-piece suite in white with chrome fittings to include chrome mixer taps over the bath, chrome multi head shower with a shower curtain, fully tiled around the bath with attractive tiling, low level WC, sink unit, half tiled walls, one radiator, coved and skimmed ceiling, ceramic tiling to the floor, uPVC obscure glazed window to the rear.



Master Bedroom (13' 0" x 13' 1") or (3.96m x 3.99m)

uPVC double glazed window to the front, fitted carpet, one radiator, coved and skimmed ceiling, fitted wardrobe with glass and white sliding doors.

Bedroom 2 (11' 9" x 10' 10") or (3.57m x 3.30m)

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling, white panel door leading into a cupboard housing the combination boiler and storage.



Bedroom 3 (9' 9" x 6' 8") or (2.98m x 2.03m)

uPVC window to the front, fitted carpet, one radiator, coved and skimmed ceiling, white panel door leading into an ample storage cupboard.

Outside



Front

Double wrought iron gates leading up to a paviour driveway with a generous size garden laid to lawn, mature trees, plants, and shrubs.

Detached Garage

Up and over doors with a door to the rear.



Rear

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

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.