

4-6 Dunraven Place, Bridgend. CF31 1JD

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229,000



- NO ONGOING CHAIN
- Three Double Bedroom Detached Property
- Open Plan Kitchen/Diner
- En-Suite to Master Bedroom
- Double Driveway & Generous size Rear Garden
- Walking Distance of Local Retail Park
- South Facing Garden
- Internal Viewing Highly Recommended



Ref: PRA11825

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Modern South facing three double bedroom detached property located on a small development & within walking distance of Bridgend local retail park. The property has uPVC double glazing, gas central heating, all carpets, blinds, curtains, and light fittings are to remain. The property benefits from having two parking spaces and a generous south facing rear garden. The property has good access to junctions 35 & 36 of the M4 Motorway; Bridgend Town Centre with all its facilities and amenities including the main line train station. The property also offers good access to the coastal villages of Ogmore by Sea, Southern down and Porthcawl Town Centre which is a little further afield.

The property comprises: - Ground Floor: - Entrance; Hallway; Lounge; Downstairs Cloakroom; Open-plan Kitchen/Diner. First Floor: - Landing; Family Bathroom; Master Bedroom with En-suite and two further double bedrooms. Outside: - Open-plan front with double driveway and a generous size south facing rear garden.

Accommodation

Ground Floor

Entrance

via a half glazed composite front door with chrome fittings.

Hallway

Fitted carpet, access to the first floor, one radiator, skimmed ceiling.



Lounge (14' 2" x 12' 11") or (4.33m x 3.94m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, white panel door leading out into the kitchen, at the left-hand side there is a white panel door leading into a spacious: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, vinyl flooring, one radiator, skimmed ceiling, extractor fan. Door leading into a spacious cupboard with ample storage.

Open-Plan Kitchen/Diner (13' 7" x 15' 7") or (4.13m x 4.75m)



Kitchen Area

Range of base and wall units in high gloss stone, complimentary worktop, chrome gas hob, chrome splashback, chrome cooker hood, electric oven, one and a half stainless steel sink unit with chrome mixer taps, plumbed for automatic washing machine and tumble dryer, space for fridge-freezer, vinyl flooring, skimmed ceiling with spotlighting, feature French doors to the rear with two full screen windows either side, one radiator.



Dining Area

Feature wall with contemporary lighting, vinyl flooring, one radiator, skimmed ceiling with chrome sunken spotlighting.

First Floor



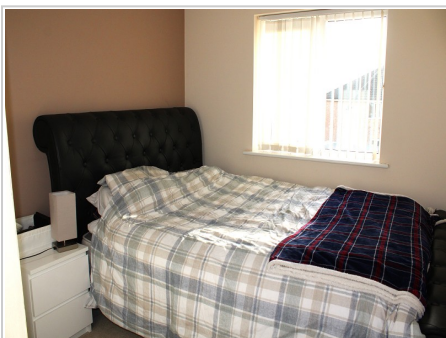
Landing

Fitted carpet, white spindle staircase, one radiator, skimmed ceiling, loft access.



Family Bathroom

Three-piece suite in white with chrome fittings, half tiled walls around the WC, sink and bath area, vinyl flooring, one radiator, skimmed ceiling, uPVC obscure glazed window to the front.



Master Bedroom (12' 8" x 10' 0") or (3.87m x 3.04m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, fitted wardrobes with white panel doors and chrome fittings, white panel door leading into: -



En-Suite

Contemporary style three-piece suite in white with chrome fittings, double shower cubicle with contemporary tiling and chrome power shower, glass and chrome doors, half tiled walls, vinyl flooring, skimmed ceiling, extractor fan.



Bedroom Two (8' 11" x 10' 6") or (2.71m x 3.20m)

uPVC window to the front, White panel door leading into fitted cupboard with ample hanging space, fitted carpet, one radiator, skimmed ceiling.



Bedroom Three (11' 11" x 7' 3") or (3.64m x 2.21m)

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

Outside

Front

Open plan with double driveway.



Rear

Generous size south facing garden with patio area, astro turf area, wooden shed to remain, side access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

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.