

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 **Rentals:** (01656) 655061 **Fax:** (01656) 766568

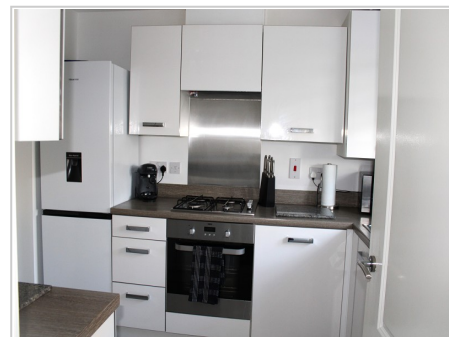
Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

1 Wood Green
Bridgend
Bridgend County.
CF31 4AT

239,995



- *MUST BE VIEWED*
- Impressive Three Bedroom Detached Property
- Quality fixtures fittings
- Generous Size Plot
- Ample Parking & Garage
- Landscaped Front & Rear Gardens



Ref: PRA11834

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

MUST BE VIEWED this impressive three bedroomed detached property with garage located on this small popular development. The property sits on a generous size plot with landscaped gardens to front & rear & benefits from ample parking and garage. The property is being offered in an immaculate condition with quality fixtures & fittings, all carpets, blinds, and most light fittings are to remain. The property is within proximity of all local facilities and amenities; Bridgend Town Centre with all its facilities and amenities including the main line train station; Junction 36 of the M4 Motorway; McArthur Glen Designer Outlet and the Cefn Glas Shopping Precinct.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Kitchen; Open-plan Lounge/ Diner. FIRST FLOOR: - Landing; Master Bedroom with En-suite and two further bedrooms; Family Bathroom. OUTSIDE: - Landscaped front and rear gardens with driveway and garage.

Accommodation

Ground Floor

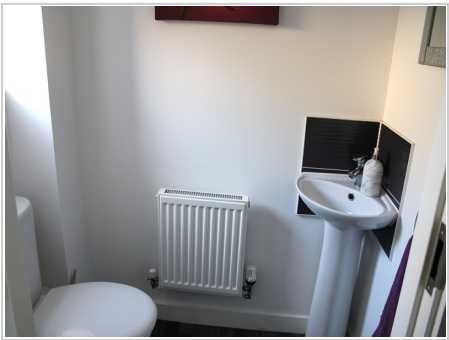
Entrance

via a half glazed composite front door with chrome fittings leading into: -



Hallway

Attractive light grey laminate flooring, one radiator, skimmed ceiling, access to first floor via a white spindle staircase, white panel door with chrome fittings leading into: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, attractive laminate flooring, one radiator, skimmed ceiling, uPVC obscure glazed window to the front.



Kitchen (8' 10" x 10' 5") or (2.68m x 3.17m)

Quality fitted kitchen in high gloss white with chrome fittings, complimentary worktop, chrome gas hob, electric oven, attractive splashback, extractor fan, one and a half stainless steel sink unit, plumbed for automatic washing machine, space for fridge-freezer, attractive light grey laminate flooring, one radiator, skimmed ceiling with contemporary lighting, uPVC window to the front.



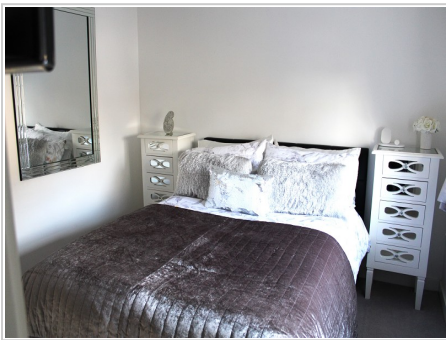
Spacious Open-Plan Lounge/Diner (17' 2" x 15' 6") or (5.24m x 4.73m)

Feature uPVC French doors to the rear with two uPVC windows either side, fitted carpet, two radiators, skimmed ceiling, white panel door with chrome fittings leading into an understairs storage cupboard with ample storage.

First Floor

Landing

Fitted carpet, skimmed ceiling, loft access, white panel door with chrome fittings leading into the airing cupboard housing the water tank and storage.



Master Bedroom (10' 0" x 11' 11") or (3.06m x 3.63m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, generous size recess area, white panel door with chrome fittings leading into: -



En-Suite

Three-piece suite in white, fully tiled inside the shower cubicle with contemporary tiling with chrome power shower, attractive laminate flooring, half tiled walls around the WC and sink unit with contemporary tiling, one radiator, uPVC obscure glazed window to the front, skimmed ceiling.



Bedroom 2 (9' 1" x 10' 9") or (2.77m x 3.27m)

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



Bedroom 3 (10' 10" x 5' 10") or (3.30m x 1.79m)

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



Family Bathroom

Contemporary style three-piece suite in white with chrome fittings, chrome power shower over the bath, glass and chrome shower screen, fully tiled around the bath area with contemporary tiling, half tiled walls around the WC and sink unit, attractive laminate flooring, one radiator, shaving point, skimmed ceiling, uPVC obscure glazed window to the side.

Outside

Front

Generous size landscaped front with a mature plants and shrubs. Tarmac driveway leading up to the garage with up and over doors and power.



Rear

Landscaped rear garden with an attractive arched generous size patio area, mature trees, plants, and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:80

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.