

4-6 Dunraven Place, Bridgend. CF31 1JD

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

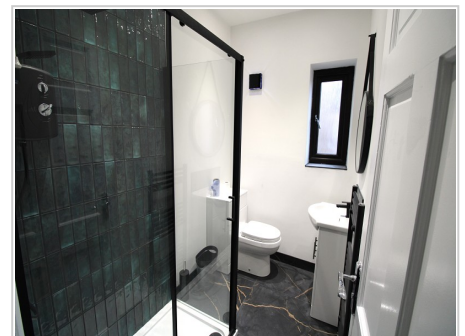
Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

6 Heol Persondy
 Aberkenfig
 Bridgend
 CF32 9RF

359,995



- ***MUST BE VIEWED***
- Traditional 5 Bedroom Semi-Detached Property
- Spacious Family Home
- Extended To Rear
- Open Plan Kitchen/Dining/Sitting To Rear
- Modern Contemporary Finish
- Generous Size South Facing Rear Garden
- Garage & Driveway
- ***Internal Viewing Highly Recommended***



Ref: PRA11872

Viewing Instructions: Strictly By Appointment Only

General Description

Looking for that Spacious Family home then look no further refurbished & extended five double-bedroom semi-detached family home with garage & Driveway located in the village of Aberkenfig. The property has been tastefully extended to the rear offering spacious contemporary open plan living with bi-folding doors across the rear of the property opening on to a generous size south facing garden. (The property still maintains some of its original features). Good access to all its local amenities; local schools; local rail link, Tondy retail park, Junction 36 of the M4 Motorway; Bridgend Town Centre with all its facilities and amenities including the main line train station and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Porch; Spacious Hallway; Spacious Lounge; Open-Plan Kitchen/Dining/Sitting Area; Utility Room; Downstairs Cloakroom. FIRST FLOOR: - Landing; Spacious Master Bedroom and Four further bedrooms; Two contemporary Shower Rooms. OUTSIDE: - Driveway and Garage at front with a generous size south facing rear garden.

Accommodation

Ground Floor

Entrance

Via a half glazed two tone uPVC front door (grey outside & white inside) with an obscure glazed panel leading into: -



Porch

Original Italian flooring, half tiled walls up to dado height, skimmed ceiling, original half glazed door with two stained glass panels leading into: -



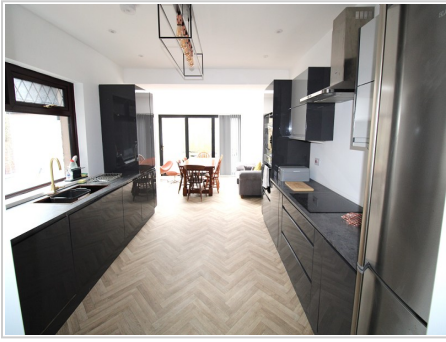
Spacious Hallway

Attractive Italian flooring, one radiator, original archway and cornices, original white spindle staircase, dado rail, access to the first floor, coved and skimmed ceiling.



Spacious Lounge (14' 2" x 25' 1") or (4.32m x 7.64m)

uPVC bay window to the front, uPVC wide glazed door to rear, laminated flooring, coved and skimmed ceiling, three recesses with wall lighting, dado rail, one double radiator, feature fireplace with attractive stone effect tiling inset and a stone tiled hearth.



Open-Plan Kitchen/Dining/Sitting Area (24' 7" x 13' 10") or (7.49m x 4.22m)

Spacious open-plan kitchen, dining and sitting area which has been tastefully extended with large glass roof panel & Bi-folding Upvc patio doors across the rear of the property.



Kitchen Area

Quality fitted contemporary style kitchen in grey high gloss, complimentary worktop, copper sink unit with mixer taps, chrome cooker hood and ceramic Induction hob, high level built-in oven and microwave, built in American style fridge freezer, feature skimmed ceiling with chrome sunken spotlighting with additional contemporary lighting, uPVC window to the side.



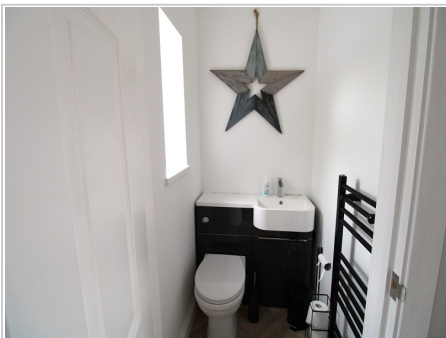
Dining/ Sitting Area

Feature Skimmed & glass ceiling, throwing in lots of light, contemporary wall mounted radiator, attractive grey bi-folding doors & vinyl flooring throughout.



Utility Room

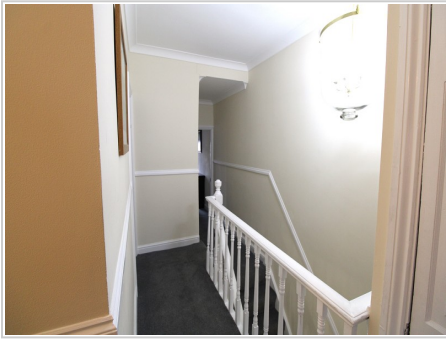
Range of wall units in light high gloss grey with complimentary worktop, wine cooler, plumbed for automatic washing machine, space for tumble dryer, vinyl flooring, half glazed stable uPVC door to the side, white panel door leading into: -



Downstairs Cloakroom

Two-piece suite in white set in a contemporary high gloss grey vanity unit, black wall mounted towel rail, vinyl flooring, skimmed ceiling with sunken spotlighting, uPVC obscure glazed window to the side.

First Floor



Landing

Gallery style Spacious L-shaped split level landing, fitted carpet, coved and skimmed ceiling, loft access, panel door leading into cupboard with ample storage.



Spacious Master Bedroom (17' 10" x 10' 11") or (5.43m x 3.32m)

uPVC bay window to front, an additional uPVC window, fitted carpet, coved & skimmed ceiling.

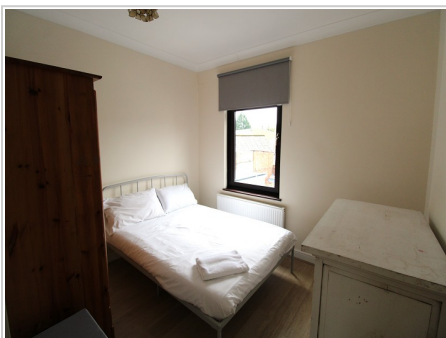
Bedroom Two (9' 6" x 11' 5") or (2.90m x 3.49m)

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



Bedroom Three (12' 8" x 9' 6") or (3.87m x 2.90m)

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



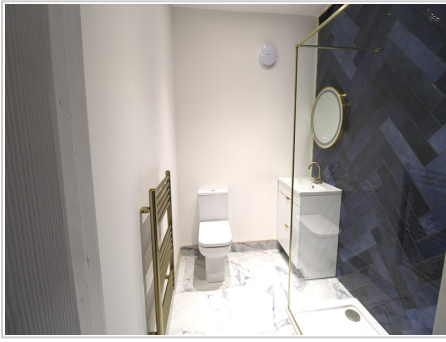
Bedroom Four (12' 1" x 10' 10") or (3.68m x 3.30m)

uPVC window to the rear, laminated flooring, one radiator, coved and skimmed ceiling.



Bedroom Five (10' 4" x 7' 5") or (3.16m x 2.26m)

Two uPVC windows to the front, laminated flooring, one radiator, coved and artex ceiling.



Shower Room (7' 10" x 6' 4") or (2.38m x 1.92m)

Contemporary style shower room in white with brass effect fittings. Sink is set in a white high gloss vanity unit with brass effect fittings, contemporary LED mirror above, glass and brass effect double shower cubicle with a copper effect waterfall multi head shower, contemporary high gloss tiling, attractive ceramic tiling to the floor, copper effect heated towel rail, skimmed ceiling with sunken spotlighting & extractor fan.

Second Shower Room (8' 10" x 5' 5") or (2.69m x 1.64m)

Contemporary style shower room with a three piece suite in white, sink set in an attractive high gloss vanity unit with black mixer taps & handles, WC set in a high gloss unit, double shower cubicle with glass and black doors, attractive high gloss tiling, multi head black waterfall shower, black heated towel rail, attractive ceramic tiling to the floor, skimmed ceiling with sunken spotlights, uPVC obscure glazed window to the side & extractor fan.

Outside

Front

Forecourt with attractive original path tiling, patio area, double wrought iron gates leading to paviour drive & garage with up and over doors.

Rear

Garage door to the rear and a generous size south facing garden.

Services

Mains electricity, mains water, mains gas, mains drainage

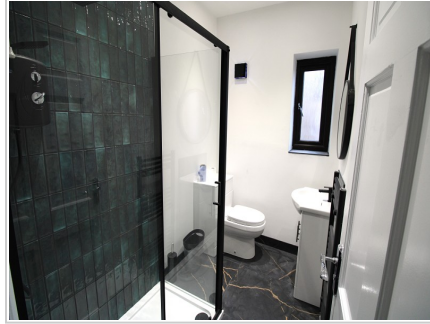
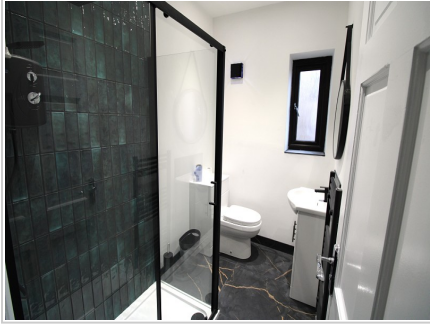
EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.