

4-6 Dunraven Place, Bridgend. CF31 1JD

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62 King Edward Street
Blaengarw
Bridgend.
CF32 8ND

Normal
£69,950



- Traditional 3 Bedroom Semi-Detached Stone Fronted Property
- Recently Refurbished With Some Original Features To Remain
- All Carpets To Remain
- Upvc Double Glazed
- Gas Central Heating
- Open Aspect To Rear
- Ample Hard-Standing Parking To Rear
- Internal Viewing Highly Recommended
- NO ONGOING CHAIN



Ref: PRA10527

Viewing Instructions: Strictly By Appointment Only

General Description

Recently refurbished traditional three bedroom semi-detached stone fronted property with some original features to remain, located in the village of Blaengarw within easy access of local amenities, Junction 36 of the M4 Motorway & Bridgend Town with all its facilities. Internal viewing is highly recommended. The property is offered for sale inclusive of Upvc double glazing & gas central heating, with all carpets to remain. The property benefits an open aspect to rear with views of the surrounding countryside. The accommodation comprises of: First Floor: Entrance; Porch; Hallway; Open-Plan Lounge. Ground Floor: Sitting Room; Cloakroom; Kitchen; Family Bathroom. Second Floor: Master Bedroom; Two Further Bedrooms. Outside: Front Forecourt; Tiered Rear Garden; Ample Hard-Standing Parking To Rear.

Accommodation

First Floor

Entrance

Via wood slat front door with stained glass panel, original arched rose stained glass panel to top.

Porch

Fitted carpet, skimmed ceiling, original rose centre-piece, original stained glass window with leaded light feature, original half glazed stained glass door leading to:



Hallway

Fitted carpet, double radiator, access to first floor via original spindle staircase, Upvc window to rear.

Open-Plan Lounge (23' 8" x 12' 2") or (7.22m x 3.70m)

Upvc bay window to front with wood panelling, fitted carpet, double radiator, coved & skimmed ceiling with rose centre-piece, Upvc window to rear.

Ground Floor



Sitting Room (13' 5" x 12' 1") or (4.09m x 3.69m)

Fitted carpet, double radiator, skimmed ceiling, stone feature wall with original sleepers & beams above fireplace, original double coal fire with double oven, two recesses either side of fire breast wall with stone & wooden beams, Upvc window to rear, wood strip door with stained glass panel to rear.



Cloakroom

Two piece suite in White with chrome fittings, fitted carpet, skimmed ceiling, Upvc obscure glazed window to rear.



Kitchen (11' 1" x 8' 9") or (3.37m x 2.67m)

Refurbished kitchen in Beech with chrome fittings, Black mottled work surface, Black ceramic hob, Black & chrome electric oven, chrome cooker hood, stainless steel sink unit, vinyl flooring, skimmed ceiling, wooden window to side, space for fridge-freezer, plumbed for automatic washing machine, square opening overlooking Sitting Room, door leading into:



Family Bathroom

Three piece suite in White with chrome fittings to include shower/bath with shower screen, skimmed ceiling, vinyl flooring, radiator.

Second Floor

Landing

Gallery style landing with original staircase, fitted carpet, Upvc obscure glazed window to rear, original panel door leading to storage cupboard, coved & skimmed ceiling with rose centre-piece.



Master Bedroom (13' 3" x 9' 2") or (4.05m x 2.80m)

Upvc window to front, fitted carpet, double radiator, coved & skimmed ceiling.



Bedroom 2 (9' 11" x 9' 11") or (3.03m x 3.02m)

Upvc window to rear, fitted carpet, double radiator, coved & skimmed ceiling.



Bedroom 3 (9' 6" x 7' 7") or (2.89m x 2.31m)

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

Loft

Floor-boards, skylight windows, lighting.

Outside

Front

Front forecourt, black wrought iron railings & gate, pea gravelled area.

Rear

Generous size tiered rear garden offering ample hard-standing parking to the bottom.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Mains electricity, mains water, mains drainage, mains gas

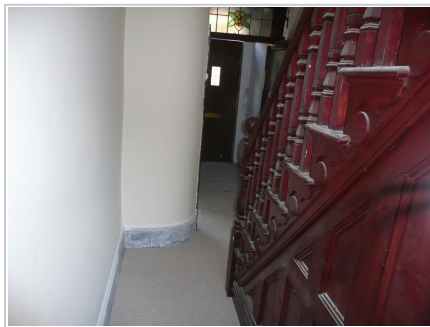
EPC Rating:52

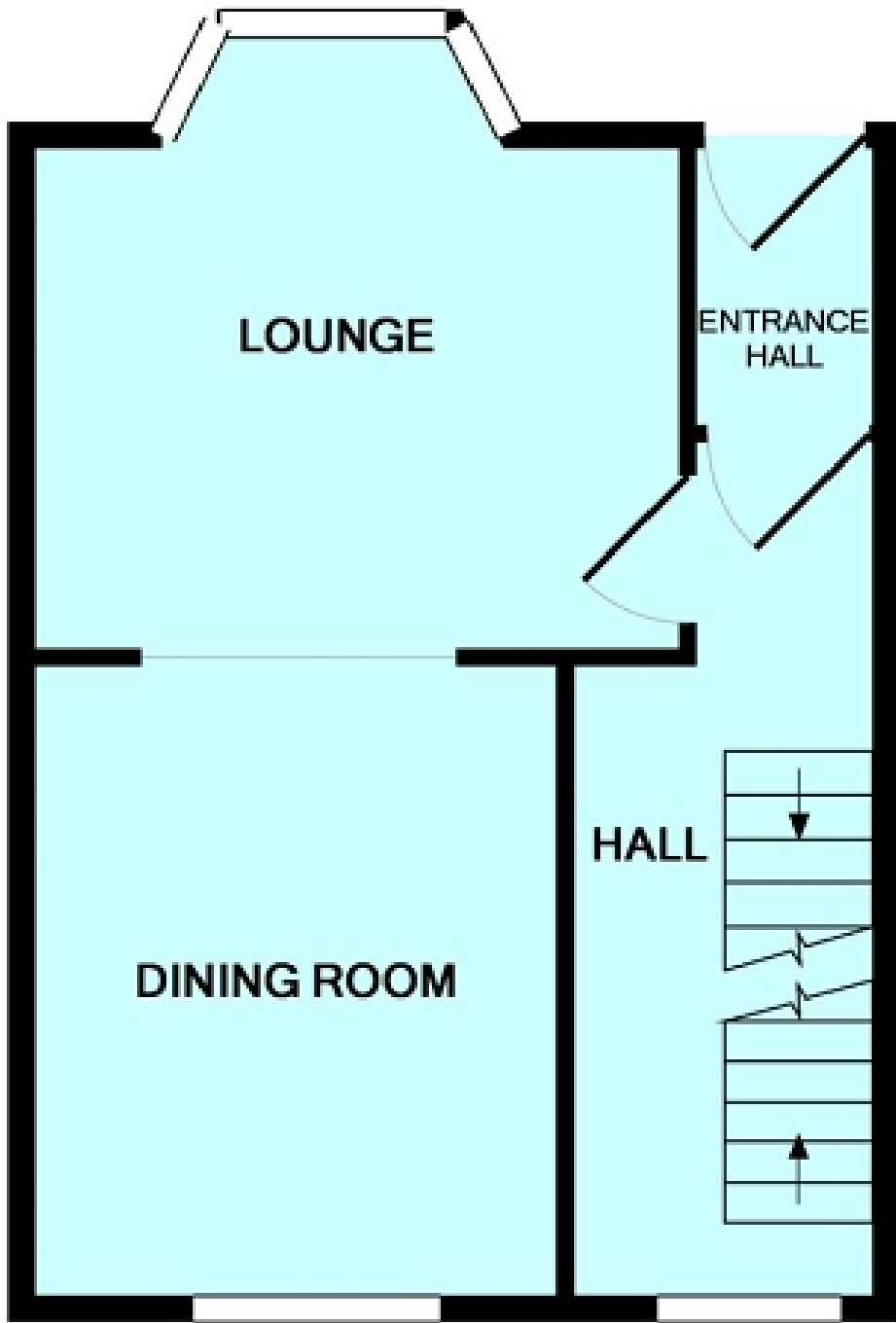
Tenure

We are informed that the tenure is Freehold

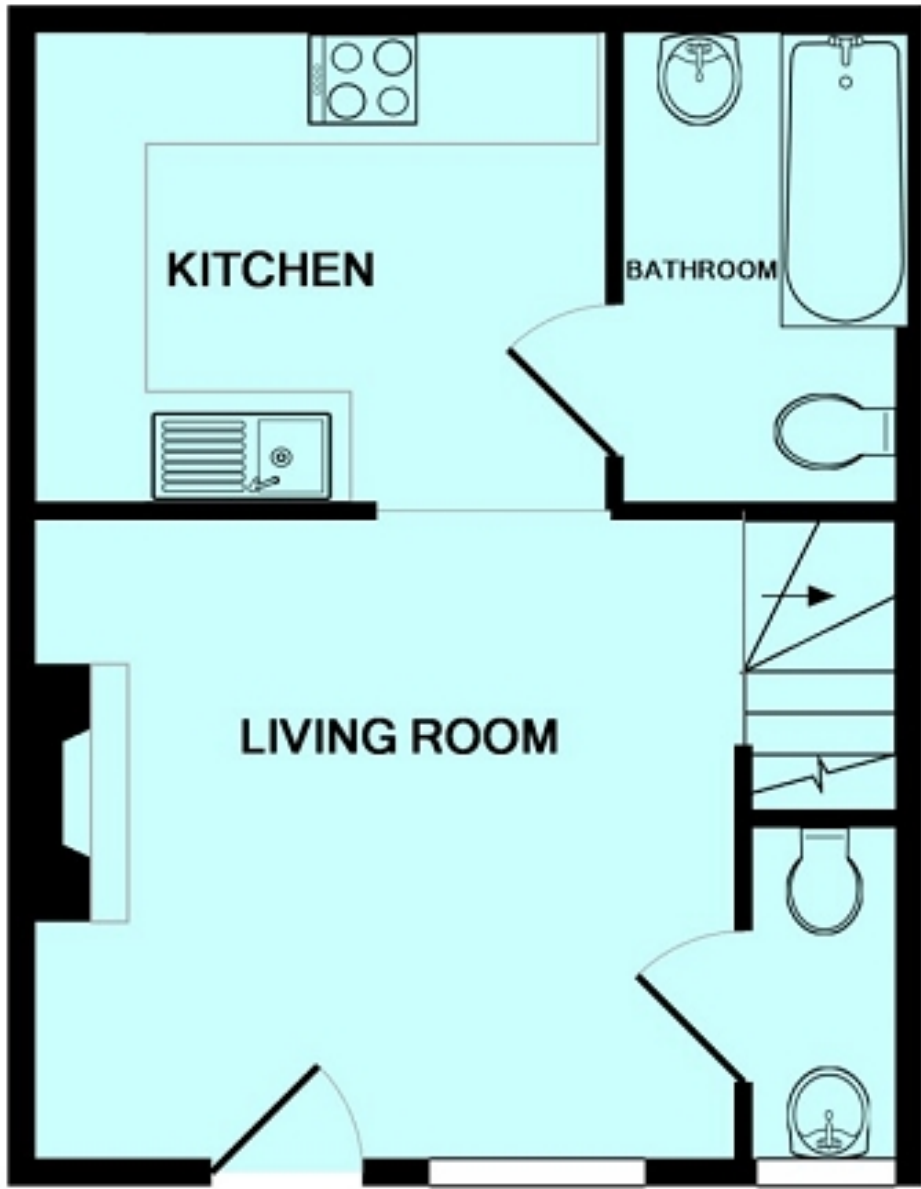
Council Tax

Band B

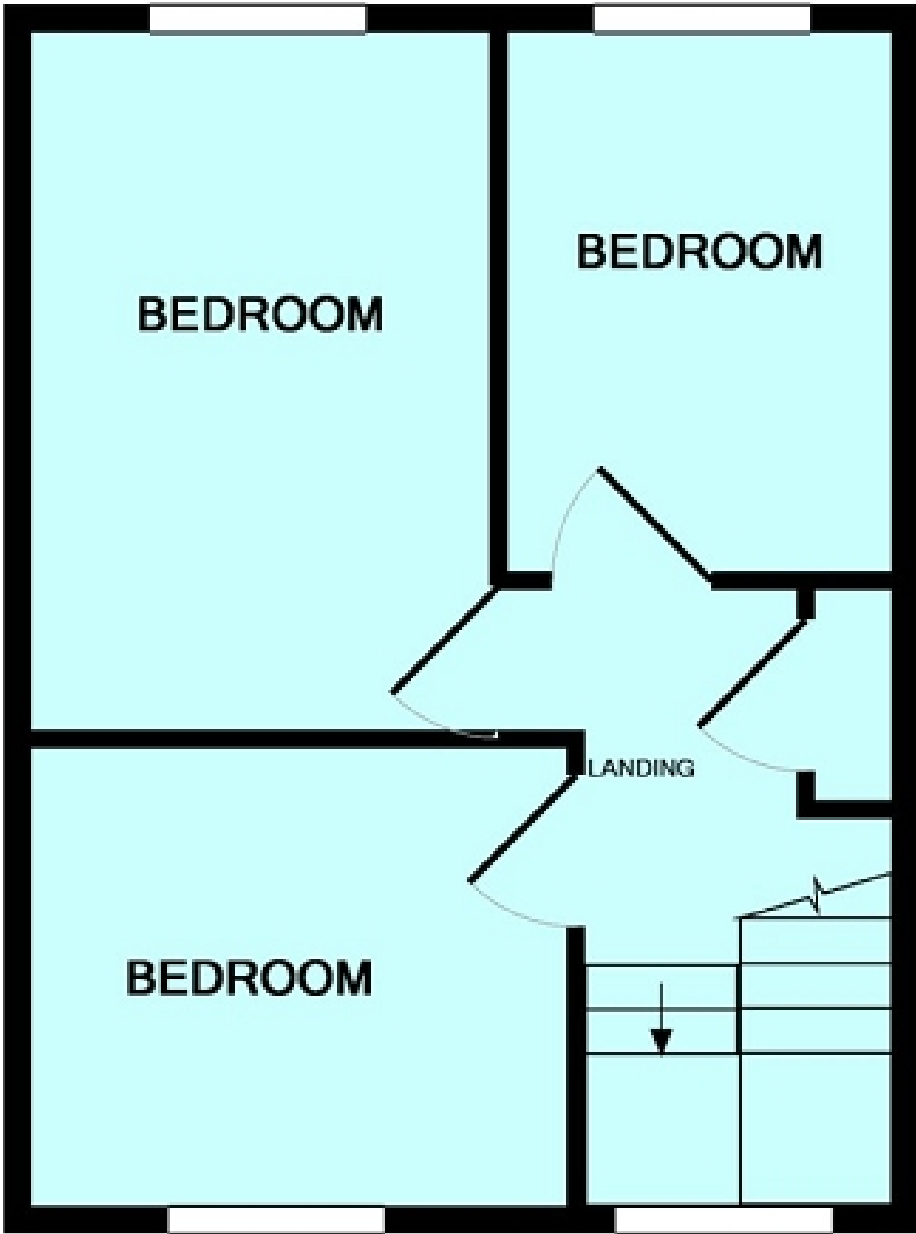




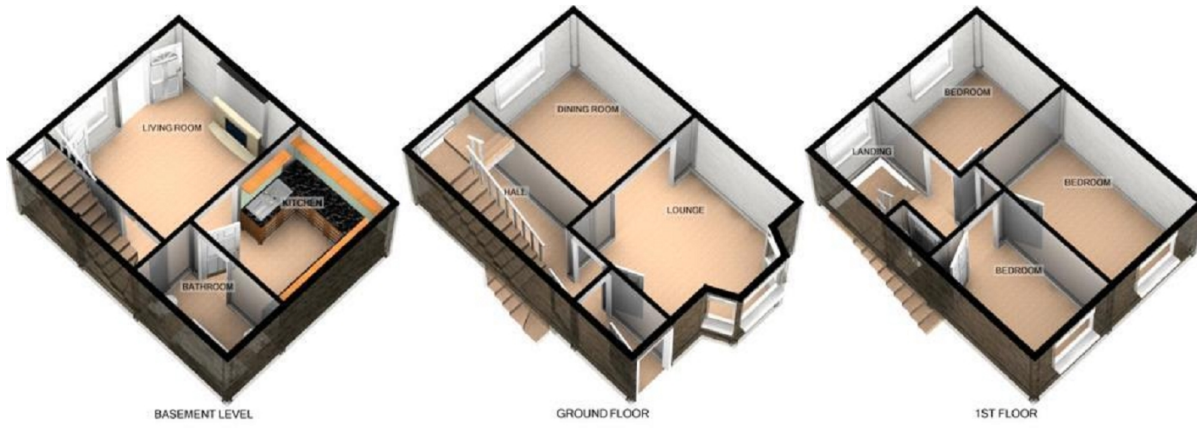
GROUND FLOOR



BASEMENT LEVEL



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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.

Energy Performance Certificate



62, King Edward Street, Blaengarw, BRIDGEND, CF32 8ND

Dwelling type: Semi-detached house **Reference number:** 2308-2988-6289-9184-9900
Date of assessment: 20 November 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 November 2014 **Total floor area:** 93 m²

Use this document to:

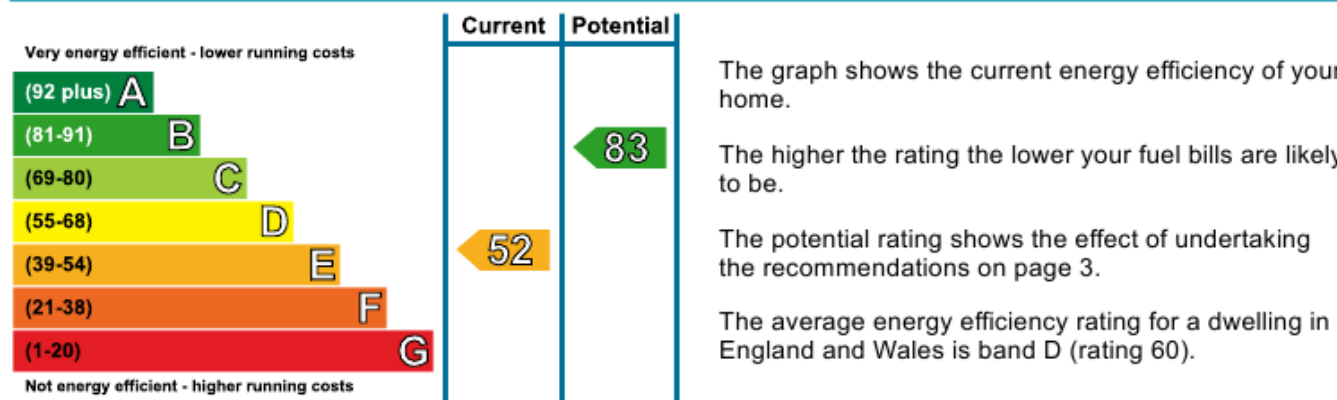
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,588
Over 3 years you could save	£ 1,686

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 3,087 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 333 over 3 years	£ 234 over 3 years	
Totals	£ 3,588	£ 1,902	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,455	
2 Floor insulation	£800 - £1,200	£ 126	
3 Solar water heating	£4,000 - £6,000	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.