

4-6 Dunraven Place, Bridgend. CF31 1JD

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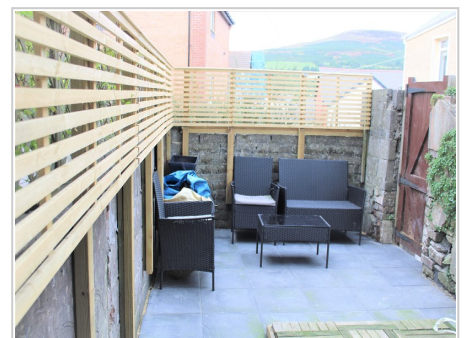
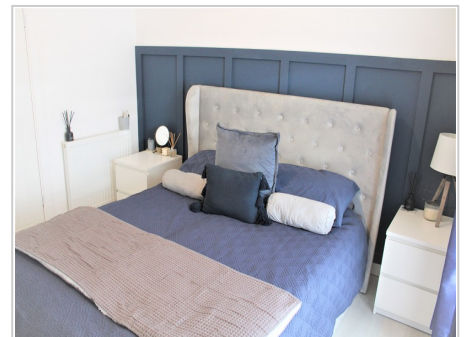
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Bridgend.
CF34 9PA

114,995



- Ideal Purchase for First Time Buyer
- Two Bedroom end of Terrace Property
- Refurbished to High Standard
- Converted Attic Space
- Views to rear
- Walking distance of Town
- Internal Viewing Highly Recommended



Ref: PRA11658

REDUCED

Viewing Instructions: Strictly By Appointment Only

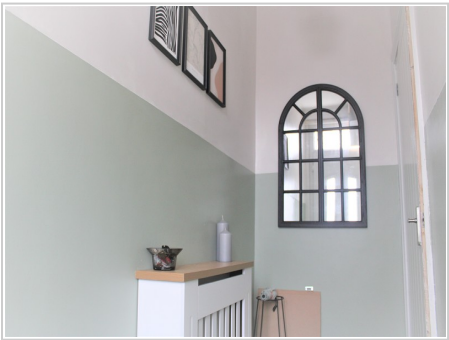
General Description

Quirky Contemporary refurbished Two-bedroom three storey end of link property with converted attic space. An internal viewing is highly recommended to appreciate. This property would be an ideal purchase for a first-time buyer. The property benefits from open aspect to rear has uPVC double glazing, gas central heating via combination boiler, all carpets, blinds, and light fittings are to remain. The property is within walking distance of Maesteg Town Centre with all its facilities and amenities, access to local schools and local rail link and Maesteg swimming pool.

The property comprises: - FIRST FLOOR: - Entrance and Hallway; Open-plan Lounge/Diner. GROUND FLOOR: - Kitchen; Family Bathroom. SECOND FLOOR: - Landing; Cloakroom; Master Bedroom; Bedroom Two. THIRD FLOOR: - Loft Space. OUTSIDE: - Rear Courtyard Garden, with side access.

Accommodation

First Floor



Entrance and Hallway

Via a uPVC double glazed front door with two obscure glazed panels, one obscure glazed panel with leaded light feature at the top entering the hall with fitted carpet, one radiator, skimmed ceiling, all doors are contemporary white panel with chrome fittings.



Open plan Lounge/Diner

uPVC double glazed window to the front, uPVC double glazed window to the rear and side with open aspect, attractive laminated flooring, skimmed ceiling, two radiators, access to the ground floor and first floor.

Ground Floor

Stairs leading down to the ground floor



Kitchen (17' 10" x 9' 7") or (5.44m x 2.93m)

Range of base and wall units in high gloss cream with chrome fittings, complimentary worktop, ceramic hob, electric oven, contemporary black cooker hood, attractive splashback tiling, stainless steel sink unit, wall mounted combination boiler, attractive ceramic tiling to the floor, one radiator, skimmed ceiling uPVC double glazed window to the rear, fully uPVC glazed door to the rear, space for fridge and freezer, plumbed for washer dryer, white contemporary panel door with chrome fittings leading into a contemporary style refurbished bathroom.



Family Bathroom

Contemporary style refurbished three-piece bathroom suite in white to include a shower bath with chrome multi head power shower with glass and chrome shower screen, fully tiled with attractive tiling around the bath area, half tiled walls around the sink and WC with high gloss tiling, chrome waterfall taps, attractive ceramic tiling to the floor, one radiator, skimmed ceiling, extractor fan.

Second Floor

Landing

Laminate flooring, skimmed ceiling, double doors leading into: -



Cloakroom

Two-piece suite in white to include a low level WC and sink unit with chrome fittings, splashback tiling, attractive tiling to the floor, skimmed ceiling, extractor fan.



Master Bedroom (11' 1" x 10' 6") or (3.39m x 3.19m)

uPVC double glazed window to the front, attractive laminate flooring, skimmed ceiling with rose centrepiece, one radiator.



Bedroom 2 (9' 7" x 10' 2") or (2.91m x 3.11m)

uPVC double glazed window to the rear with open aspect, attractive laminate flooring, skimmed ceiling, one radiator.

Third Staircase Leading To Loft Space



Loft Space (9' 7" x 12' 7") or (2.91m x 3.83m)

uPVC double glazed window to the side with leaded light feature, skimmed ceiling with attractive exposed beam, one radiator, attractive laminate flooring.

Outside



Rear

Maintenance free rear with attractive slate grey tiling and decking area, gate to the side of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:52

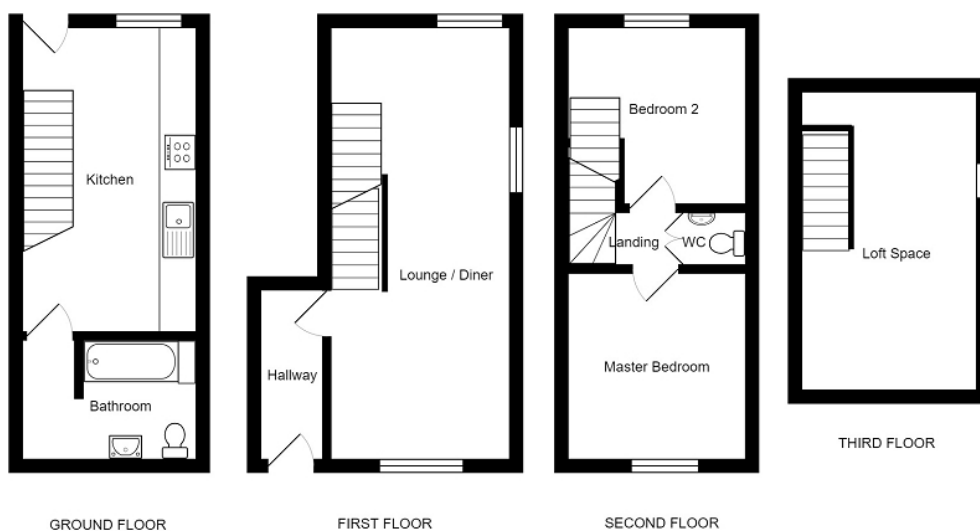
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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.