

4-6 Dunraven Place, Bridgend. CF31 1JD

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1 Davies Avenue
Litchard
Bridgend
CF31 1PS

199,995



- NO ONGOING CHAIN
- VACANT POSSESSION
- Three Bedroom Semi-Detached Property
- Extended to the Rear
- South Facing Garden
- Driveway & Garage
- uPVC Double Glazing & Gas Central Heating



Ref: PRA11741

Viewing Instructions: Strictly By Appointment Only

General Description

Extended three bedroom semi-detached property located in the popular area of Litchard. The property is being sold with no ongoing chain and vacant possession. It is located within close proximity of the Princess of Wales Hospital plus gives good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet together with good access to Bridgend Town Centre with its facilities and amenities including with the main line train station. The property is in need of updating but does have uPVC double glazing and gas central heating. There is a substantial extension on the ground floor to the rear where the kitchen/dining room has been relocated. With a range of floor coverings such as carpet and vinyl flooring, front and rear gardens with a Southerly aspect at the rear, there is driveway parking and a garage.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Cloakroom; Lounge; Study/Playroom; Kitchen/Dining Room. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Front and rear gardens, driveway and garage.

Accommodation

Ground Floor

Entrance

via uPVC double glazed front door.



Hallway

Carpet, papered and coved ceiling, double radiator, uPVC mottled double glazed window to the side, carpeted staircase to first floor, door leading into:-



Cloakroom

WC, wall-mounted wash hand basin, uPVC obscure double-glazed window to the side, double louvre doors leading into a cupboard housing the gas and electrics.



Lounge (22' 5" x 12' 5") or (6.82m x 3.78m)

3.78m widening out to 6.82m x 3.28m narrowing down to 2.45m
uPVC double glazed bay window to the front, papered and coved ceiling, carpet, wall mounted Baxi Bermuda gas fire and boiler with time controls, boxed arch leading into the narrowing section with a door into study/playroom, archway through into the Dining area of the kitchen with papered and coved ceiling, carpet, single radiator.



Study/Playroom (9' 4" x 8' 8") or (2.85m x 2.63m)

Artex and coved ceiling, uPVC obscure double-glazed window to the side, carpet, double radiator, archway and arched glazed panel looking through to the kitchen.



Kitchen/Dining Room (16' 7" x 8' 8") or (5.06m x 2.63m)

uPVC double glazed French doors and windows at the rear, uPVC obscure double glazed door out to the driveway. The kitchen comprises of inset single drainer stainless steel sink unit with work surface areas and splashback tiling, range of floor cupboards, space and plumbing for washing machine, range of wall cupboards with corner shelving, draw cupboards, space for gas cooker, vinyl flooring, further counter area and cupboards beneath, double radiator, shelving.

First Floor

Landing

uPVC obscure double-glazed window to the side, papered and coved ceiling, access into loft by means of a pull-down ladder, carpet.



Master Bedroom (10' 5" x 10' 1") or (3.18m x 3.08m)

Double door built-in wardrobes with locker cupboards above, airing cupboard housing the hot water tank, uPVC double glazed window to the front, papered and coved ceiling.



Bedroom 2 (9' 5" x 9' 2") or (2.86m x 2.80m)

The dimensions exclude the double door built-in wardrobes and cupboards above, uPVC double glazed window to the rear, carpet, single radiator.



Bedroom 3 (8' 11" x 6' 5") or (2.73m x 1.95m)

2.73m over bulkhead of stairs x 1.95m into wardrobe space

Currently fitted as a dressing room with uPVC double glazed window to the front, double radiator, carpet, double doors built-in wardrobes with cupboards above.



Family Bathroom (6' 4" x 3' 6") or (1.94m x 1.07m)

Three piece suite in white to include a claw foot roll top bath, pedestal wash hand basin, low level WC, half tiled walls, cradle head shower to the bath plus over bath shower, papered and coved ceiling, uPVC obscure double glazed window to the rear, vinyl flooring, double radiator.

Outside



Front

Enclosed by block-and-brick built walls, block paviour with flower borders, driveway extends down to the garage.



Rear

Southerly rear facing garden, patio area, enclosed by block built walls, outside tap, raised flower beds, established shrubs, uPVC double glazed door leading into a utility area at the back of the GARAGE which is accessed via an electric up and over door and is 5.2m x 2.48m and has power and lighting, step down into the utility area at the rear which is 2.5m x 1.4m with uPVC double glazed window to rear, uPVC double glazed door to rear with power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

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.