

4-6 Dunraven Place, Bridgend. CF31 1JD

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Bridgend
CF31 4NT

210,000



- NO ONGOING CHAIN
- VACANT POSSESSION
- Elevated Spacious Semi-Detached Dormer Bungalow
- Three Bedroom
- uPVC Double Glazing Windows
- Gas Central Heating
- Front & Rear Gardens
- Driveway & Detached Garage
- Internal Viewing Highly Recommended



Ref: PRA11745

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Limited are please to present this Freehold, elevated spacious three bedroom semi-detached dormer bungalow located in this popular residential area and Village of Pen-Y-Fai. the Village boasts a Primary School and offers good access to junction 36 of the M4 Motorway with routes East and West at the McArthur Glen Designer Outlet Village. There are open common areas, children's play areas, recreational fields and the local Pheasant Inn. The location also gives good access into Bridgend Town Centre with all its facilities and amenities including the mainline train station and the local shuttle train station at the bottom of Sarn Hill is close by.

the property is in immaculate condition throughout and benefits from uPVC double glazing, gas central heating and a range of floor coverings to include carpets and vinyl. There are gardens to both front and rear, the rear is tiered, and a generous size tarmacadum driveway leading up to a detached garage. The property is being sold with no ongoing chain and vacant possession. An internal viewing is recommended.

Accommodation

Ground Floor



Entrance

via a uPVC double glazed front door with matching side screen.



Vestibule (8' 11" x 8' 11") or (2.72m x 2.72m)

Carpeted and balustraded staircase to first floor, fitted carpet, papered and coved ceiling, double radiator beneath the stairs, door leading into the cloaks cupboard, door leading into:-



Bedroom Three (10' 1" x 8' 11") or (3.07m x 2.72m)

uPVC double glazed window to the side, papered and coved ceiling, carpet, double radiator, door leading into a storage cupboard.

Spacious Lounge through Dining Room (28' 8" x 11' 9") or (8.75m x 3.58m)



Lounge Area

uPVC double glazed picture bay window to the front with blinds, papered and coved ceiling, fitted carpet, feature fireplace with marble insert and hearth and inset living flame gas fire, double radiator.



Dining Room Area

uPVC double glazed French doors leading out to the rear with a side window (vertical blinds on patio doors and window), papered and coved ceiling, single radiator, fitted carpet.



Kitchen (11' 7" x 8' 7") or (3.54m x 2.62m)

uPVC double glazed window and door to the rear, range of kitchen units which includes a single drainer stainless steel sink unit, work surface areas, tiled splashback, floor cupboards incorporating draw units, space and plumbing for washing machine, wall cupboards either side of the display cabinet, further area of worktop with cupboards and draws beneath, space for electric cooker and extractor hood, space for fridge/freezer, half tiled walls, single radiator, vinyl tile effect floor, roller blind to the window, papered and coved ceiling, door leading into larder which houses the electric metre and fuse box, further door into another ladder cupboard with shelving.

First Floor

Two extremely generous size rooms



Landing (6' 7" x 6' 9") or (2.00m x 2.07m)

uPVC double glazed window to the side with views over the surrounding countryside, door leading into a shelved storage cupboard, loft access, papered and coved ceiling, fitted carpet.



Master Bedroom (14' 2" x 13' 7") or (4.33m x 4.13m)

uPVC double glazed dormer picture window to the rear, papered and coved ceiling, single radiator, door leading into an airing cupboard housing a Worcester gas central heating boiler, further cupboard into eaves storage.



Bedroom Two (14' 2" x 10' 6") or (4.33m x 3.19m)

uPVC double glazed dormer picture window to the front which has views in the distance over the surrounding countryside, papered and coved ceiling, fitted carpet, single radiator, door into eaves storage.



Re-fitted Shower Room (7' 4" x 6' 6") or (2.24m x 1.97m)

uPVC obscure double glazed window to the side with a roller blind, corner shower cubicle, vanity wash hand basin, low level WC, tiled walls, chrome heated towel rail, fitted carpet.

Outside



Front

Landscaped garden laid to lawn with established flower borders and chipped areas, enclosed by brick built walls, double wrought iron gates giving access to the tarmacadam driveway and tiled steps up to the front door.

Driveway leads up to a detached garage with an up and over door, wrought iron pedestrian gate giving access to the rear garden.



Driveway



Rear

Paved pathway, outside tap, block built shed. The garden is tiered so steps leading up to a chipped tier and then leading up again to the top tier that has chippings with established shrub borders, wood panel fencing and a paved seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

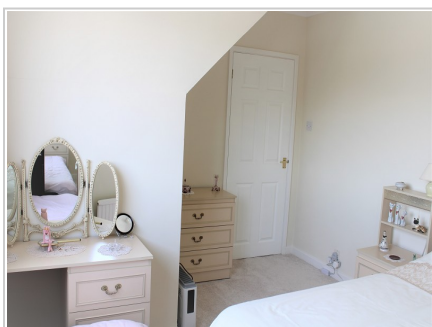
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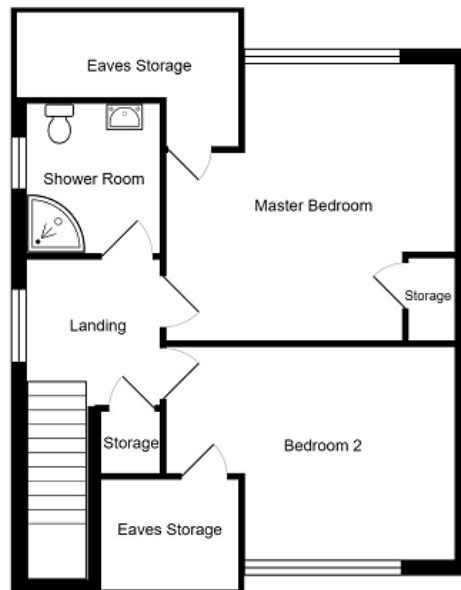
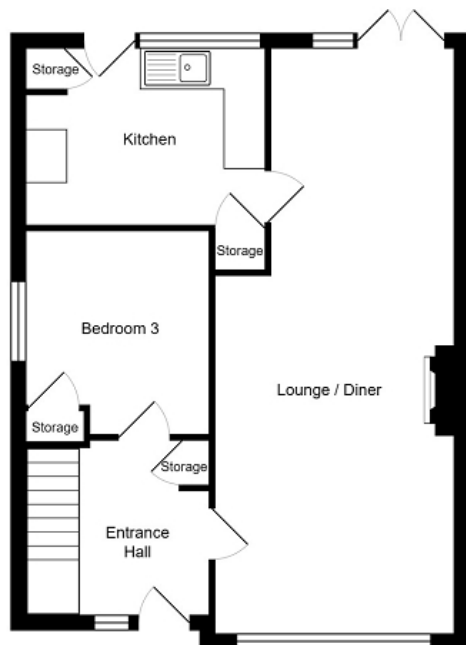
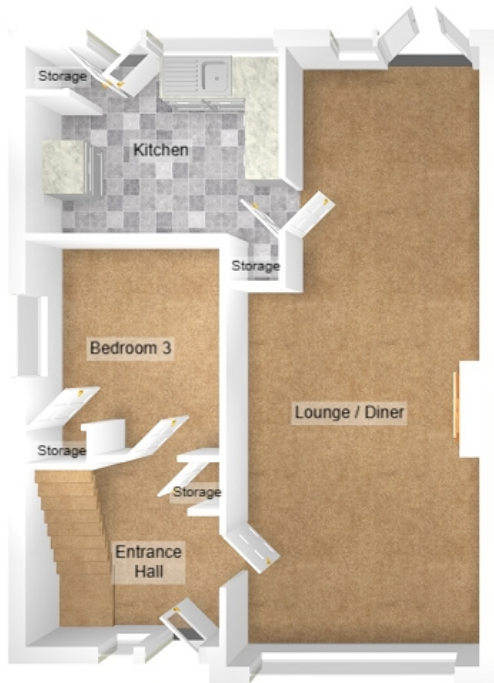
Tenure

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.