

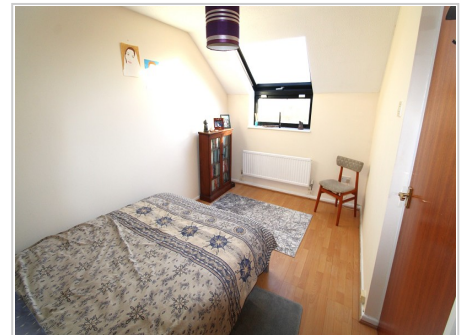
4-6 Dunraven Place, Bridgend. CF31 1JD

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28 Rowans Lane
Bryncethin
Bridgend
CF32 9LQ

165,000



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- Three Bedroom Split Level Mid Terrace Property
- uPVC Double Glazing Windows
- Gas Central Heating Combi Boiler
- Quirky Layout
- Backing On To Open Green
- Driveway
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Ref: PRA11753

Viewing Instructions: Strictly By Appointment Only

General Description

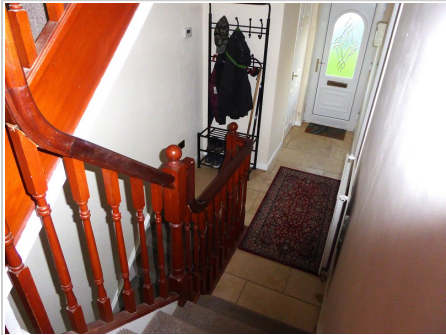
Gareth L Edwards are pleased to offer this three-bedroom split level mid-terrace property in Bryncethin located on this popular residential estate on the approach to a quiet hammerhead. The property has a quirky layout with front and rear gardens, driveway parking, a rear pedestrian gate leading out on to an open green. Bryncethin is placed ideally for the commuter as it has good access to junction 36 of the M4 motorway and to McArthur Glen Designer Outlet, Bridgend Retail Parks and Bryngarw Country Park. The Bridgend Town Centre is also accessible with the Main Line Train Station although there are shuttle stations available at Sarn and Tondy with free park and rides. There are a combination of floor coverings to include laminate, carpet and tiles.

The property is offered for sale with uPVC double glazing and gas central heating, boiler is 2 years old, a range of floor coverings to include tiles, laminate and carpets. There is No Ongoing Chain with Vacant Possession.

The accommodation comprises:- Ground Floor: Entrance Hall, Cloakroom, Kitchen - from the Hallway there are short stairs leading up to: Landing, Bedroom 1, Family Bathroom - then short stairs leading up to Landing on the First Floor: Bedroom 2, Bedroom 3 - From the Ground Floor Hallway there are then stairs leading down to the Lower Floor: Lounge. There are front and rear gardens with driveway parking to the front.

Accommodation

Ground Floor



Entrance and Hallway

Entrance to the property is via a uPVC double glazed front door with feature lead glazed detail in the entrance hall with a tiled floor, stippled ceiling, double radiator and a door leading into the downstairs WC.



Downstairs Cloakroom

Two-piece suite in white comprising of a low-level WC, pedestal wash hand basin, tiled floor single radiator, uPVC double glazed obscured window to the side and a stippled ceiling.



Kitchen (12' 1" x 8' 1") or (3.68m x 2.47m)

The Kitchen has a range of fitted kitchen units in a beech and chrome theme which include a comprehensive range of floor cupboards incorporating draw units, inset one and a half bowl single drainer stainless steel sink unit set in complimenting work surface areas, tiled floor, eye level double oven in a tall boy unit, five ring gas hob burner with stainless steel splashback and extractor hood, space for fridge/freezer, space and plumbed for a washing machine, skimmed ceiling with inset spotlights, radiator and a cupboard housing the gas central heating boiler.

Middle Floor



Master Bedroom (12' 11" x 8' 1") or (3.93m x 2.47m)

Laminated floor, stippled ceiling, single radiator, wooden double glazed Velux window with a lower opening section that gives a nice aspect over the rear garden the open green and trees.



Family Bathroom (6' 6" x 6' 2") or (1.97m x 1.87m)

The bathroom is a three-piece suite in white comprising of panelled bath, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, shower fitment over the bath, full tiling to shower area and a single radiator.

From the split landing there are then carpeted stairs with wood stain balustrade leading up to the:

First Floor

Bedroom 2 (12' 4" x 9' 0") or (3.76m x 2.75m)

uPVC double glazed window to the front, stippled and coved ceiling, laminated floor, single radiator, airing cupboard over the bulkhead of the stairs and a double door to a half wardrobe over the bulkhead also.



Bedroom 3 (8' 8" x 6' 2") or (2.63m x 1.87m)

uPVC double glazed window to the front, stippled ceiling, single radiator, laminated floor.

Lower Floor



Lounge (13' 3" x 12' 11") or (4.05m x 3.93m)

This is a generous size lounge with an open plan staircase, fitted carpet, stippled ceiling, one radiator, uPVC double glazed French doors leading out onto the rear garden.

Outside

Front

At the front there is a concrete driveway, open plan lawn, paved path leading to the front door with a storm canopy, outside porch lamp and shrubbery.



Rear

The rear garden has a patio area, outside tap, steps leading down to a raised deck, with chipped borders, stone pathway down to a further patio, enclosed with wood panel fencing with a pedestrian gate out to the rear.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

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.