

4-6 Dunraven Place, Bridgend. CF31 1JD

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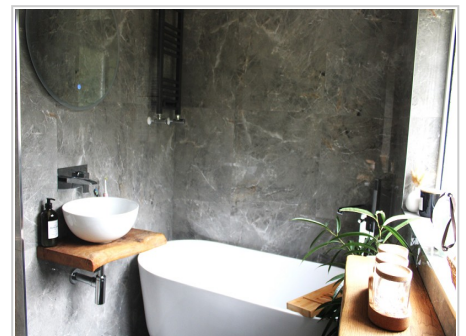
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4 The Glen
Bryncethin
Bridgend
Bridgend County.
CF32 9LX

260,000



- REFURBISHED TO A HIGH STANDARD
- EXTENDED 3 BEDROOM SEMI DETACHED PROPERTY
- Set on Generous Size Corner Plot
- Contemporary fixtures & fittings
- Detached Garage to side
- MUST BE VIEWED



Ref: PRA11824

General Description

MUST BE VIEWED three bedroom extended semi-detached property with garage located in Bryncethin. The property has been tastefully refurbished to a very high standard offering contemporary fixtures fittings, Upvc double glazing, gas central heating via combination boiler. The property is situated in a cul-de-sac position & set on a generous size corner plot. All carpets, blinds and light fittings are to remain. The property provides good access to all local facilities and amenities including Bridgend Town Centre with all its facilities such as the South Wales Line Railway Station, Bridgend Bus Station, and the local Retail Parks. The property also provides good access to Junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - Ground floor: - Entrance; Porch; Inner Hallway; Lounge; Kitchen; 2nd sitting room & Dining area; Utility Room; Downstairs Cloakroom. First floor: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. Outside: - Front and rear gardens with garage to side.

Accommodation

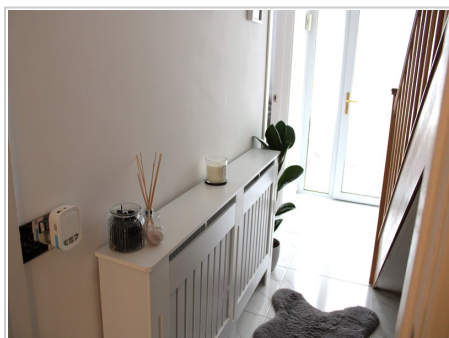
Ground Floor

Entrance

via an attractive uPVC double glazed front door with an attractive arched leaded light window entering a spacious porch.

Porch

uPVC windows with leaded light feature, attractive porcelain tiles to the floor, wall lighting, uPVC fully obscure glazed door and two uPVC obscure glazed panels leading into: -



Inner Hallway

Attractive porcelain tiling to the floor, access to first floor via a light oak staircase, one radiator, coved and artex ceiling, attractive radiator cover, contemporary light oak door leading into: -



Lounge

Feature contemporary main wall with attractive inset recesses with attractive split face tiles, feature oak mantle and fire recess, Picture window with leaded light detail, quality fitted carpet, coved, and skimmed ceiling, contemporary light Oak door with chrome fittings.



Kitchen

Spacious quality fitted kitchen in cream with chrome fittings, one and a half grey sink unit with contemporary chrome mixer taps, space for American style fridge-freezer, space for dishwasher, breakfast bar area with complimentary worktops, three glass display cabinets, attractive splashback, double black high gloss cooker hood and a Master Range cooker, inset microwave, attractive porcelain tiling to the floor, feature coved and skimmed ceiling with chrome sunken spotlighting, feature patio doors leading out into the extension.



2nd Sitting Room/Dining Area

Generous size extension overlooking garden with uPVC windows to the rear & side, feature uPVC French doors to the rear, attractive porcelain tiling to the floor, two contemporary wall mounted electric fires, one radiator with attractive radiator cover, feature skimmed and sunken spotlighting ceiling, feature brick walls, contemporary light oak door with chrome fittings leading into a spacious utility room.



Utility Room

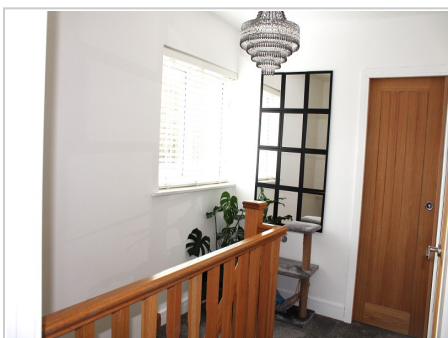
Attractive porcelain tiling to the floor, base units in grey with chrome fittings, complimentary worktop, plumbed for automatic washing machine and tumble dryer, half tiled walls, one radiator, skimmed ceiling with extractor fan, wall mounted combination boiler, uPVC window to the side, contemporary light oak door with chrome fittings leading into: -



Downstairs Cloakroom

Contemporary two-suite in white with chrome fittings, sink set in a grey chrome vanity unit with chrome waterfall taps, low level WC, attractive porcelain tiled flooring, half tiled walls with attractive tiling, skimmed ceiling, uPVC obscure glazed window to the side.

First Floor



Landing

Fitted carpet, light oak spindle staircase, uPVC window to the side, textured ceiling, loft access, contemporary light oak door with chrome fittings leading into a cupboard with storage and one radiator.



Family Bathroom

Stunning Refurbished quality fitted bathroom suite with contemporary fittings, freestanding white bathtub with chrome multi-functional waterfall taps, sink set on an attractive oak base with chrome waterfall taps, low level WC set in an attractive unit with oak shelving, double shower cubicle with a chrome waterfall head and additional shower, attractive high gloss tiling around the bathroom with porcelain tiling to the floor, feature skimmed ceiling with chrome sunken spotlighting, uPVC obscure glazed window to the rear, extractor fan, contemporary grey heated towel rail.



Master Bedroom

uPVC window to the front with leaded light feature, feature light grey panelled wall, fitted carpet, one radiator, feature light oak and glass fitted wardrobes with ample storage.



Bedroom 2

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling.



Bedroom 3

uPVC window to the front with leaded light feature, fitted carpet, one radiator, skimmed ceiling.

Outside



Front

Maintenance free front with a pea gravelled area, mature plants, and shrubs, wrought iron gate with a path leading up to the front door.



Rear

Maintenance free generous size rear garden with a circular patio area, grey slatted area, attractive paviour patio, additional patio, door leading into the garage with power and lighting and up and over doors, wooden shed which is to remain, mature trees, plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

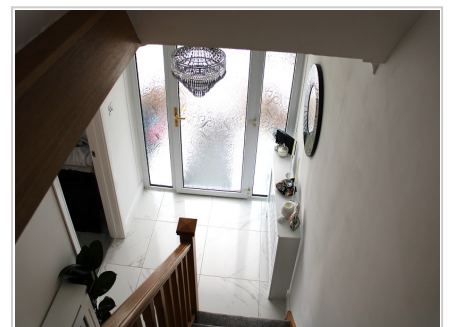
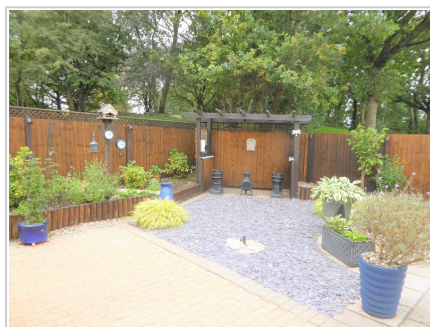
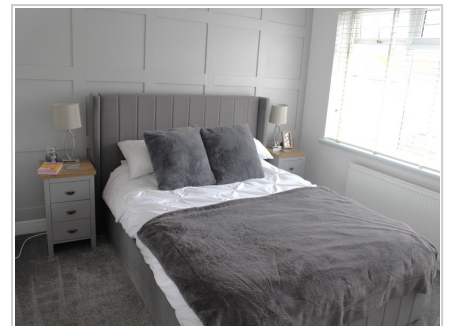
EPC Rating:74

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.