

4-6 Dunraven Place, Bridgend. CF31 1JD

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16 Keens Place
Bryncethin
Bridgend
CF32 9NJ

189,000



- NO ONGOING CHAIN
- GENEROUS SIZE CORNER PLOT
- Three Bedroom End-Link Property
- Refurbished Kitchen & Shower Room
- Gas Central Heating & uPVC Double Glazing
- Driveway Parking to Rear



Ref: PRA11833

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Set on a generous size plot, three-bedroom end of link property with driveway parking located in Bryncethin. The property benefits from a refurbished Kitchen & shower room, uPVC double glazing and gas central heating via a combination boiler. The property is within proximity of all local facilities and amenities; local rail link; McArthur Glen Designer Outlet; Junction 36 of the M4 Motorway & Bridgend Town Centre with all its facilities & amenities.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Lounge; Open-Plan Kitchen/Diner/Sitting Room. FIRST FLOOR: - Landing; Family Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Front, side, and rear gardens with driveway parking.

Accommodation

Ground Floor

Entrance

via a composite front door with stained glass panels, obscured side screen leading into: -



Hallway

Fitted carpet, access to first floor, textured ceiling, light oak, and glass door leading into: -



Spacious Lounge (18' 3" x 10' 9") or (5.57m x 3.28m)

uPVC window to the front, uPVC window to the rear, vinyl flooring, one radiator, coved and artexed ceiling, two recesses either side of the fire breast wall with a feature marble fireplace with a living flame gas fire set on a marble hearth.

Open Plan Kitchen/ Diner/ Sitting Area

4.623m x 5.638m x 2.974m



Kitchen Area

Quality fitted refurbished kitchen in light grey with chrome fittings, complimentary worktop, stainless steel sink unit, splashback tiling, plumbed for automatic washing machine, space for cooker, integrated fridge-freezer, uPVC window to the front, coved and skimmed ceiling with chrome spotlighting.



Dining/ Sitting Area

uPVC window to the side, uPVC window to the rear, vinyl flooring, two radiators, coved and artex ceiling, door leading into a storage cupboard with ample storage, attractive composite rear door with a glass panel.

First Floor

Landing

Fitted carpet, uPVC window to the rear, loft access, cupboard housing the combination boiler and storage.



Family Shower Room

Three-piece suite in white, sink and WC set in a white high gloss vanity unit with chrome fittings, double shower cubicle with an electric shower and glass screen, fully tiled walls, chrome heated towel rail, non-slip flooring, skimmed ceiling with extractor fan, uPVC obscure glazed window to the rear.



Master Bedroom (12' 11" x 10' 8") or (3.93m x 3.25m)

uPVC window to the front, vinyl flooring, one radiator, skimmed ceiling, door leading into a storage cupboard with ample storage.



Bedroom Two (12' 6" x 9' 10") or (3.80m x 2.99m)

uPVC window to the front, vinyl flooring, skimmed ceiling, one radiator, door leading into a storage cupboard with ample storage.



Bedroom Three (8' 10" x 6' 10") or (2.68m x 2.08m)

uPVC window to the side, vinyl flooring, one double radiator, skimmed ceiling, door leading into a storage cupboard with ample storage.

Outside

Front

Generous size front with a garden laid to lawn with mature plants and shrubs. Pathway leading up the side of the property via a wrought iron gate.



Side

Generous size side garden, garden laid to lawn, mature plants, and shrubs.



Rear

Double wrought iron gates leading up onto the driveway with driveway parking. Generous size resin patio area and path, garden laid to lawn, stone outer building with a WC and storage

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

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.