

4-6 Dunraven Place, Bridgend. CF31 1JD

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74 Bishopswood

Brackla

Bridgend

CF31 2LY

150,000



- Ideal First Time Buy
- Two Bedroomed Mid-Link Property
- uPVC Double Glazing Windows
- Gas Central Heating
- Enclosed Rear Garden
- Conservatory



Ref: PRA11859

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Two bedroomed mid-link property located in Brackla. The property has uPVC double glazing and gas central heating. All carpets, and light fittings are to remain. The property is within proximity of local facilities and amenities including the triangle shopping centre; Junction 35 & 36 of the M4 Motorway and the McArthur Glen Designer Outlet; the property also has easy access into Bridgend Town Centre with all its facilities and amenities including the mainline train station.

The property comprises: - GROUND FLOOR: - Entrance & Porch; Lounge; Kitchen; Conservatory. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - Maintenance free front with on street parking and an enclosed rear garden with a generous size wooden shed.

Accommodation

Ground Floor

Entrance & Porch

via a uPVC half glazed side door entering the porch with uPVC obscure glazed window to the front, uPVC obscure glazed window to the side, laminate flooring, coved and skimmed ceiling, half glazed door with a stained-glass panel leading into: -



Lounge (13' 3" x 16' 2") or (4.03m x 4.94m)

uPVC double glazed window to the front with leaded light feature, laminated flooring, three radiators, coved and artex ceiling, access to the first floor, archway leading into: -



Kitchen (13' 1" x 8' 4") or (3.99m x 2.53m)

Quality fitted kitchen in high gloss grey with chrome fittings, attractive wood block effect work surface, stainless steel sink unit, attractive splashback tiling, chrome and glass cooker hood, space for cooker, plumbed for automatic washing machine and dishwasher, ceramic tiling to the floor, artex ceiling with spotlighting, hardwood window overlooking the conservatory, wall mounted Baxi boiler, space for fridge-freezer, half glazed door with a stained glass panel leading out into:-



Conservatory

uPVC patio doors to the rear, vinyl flooring, one radiator.

First Floor

Landing

Fitted carpet, artex ceiling, loft access, white panel door leading into an airing cupboard housing the hot water tank, white panel door leading into: -



Family Bathroom

Three-piece suite in white with chrome fittings, fully tiled around the bathroom, ceramic tiling to the floor, one radiator, artex ceiling, uPVC obscure glazed window to the rear, electric shower over the bath with a shower curtain.



Master Bedroom (11' 3" x 10' 5") or (3.44m x 3.18m)

uPVC double glazed window to the front with leaded light feature, laminate flooring, one radiator, artex ceiling, double louvre doors leading into a fitted wardrobe.



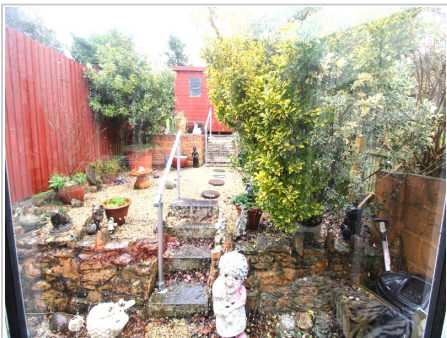
Bedroom Two (6' 8" x 12' 4") or (2.03m x 3.76m)

uPVC double glazed window to the rear, laminate flooring, one radiator, artex ceiling.

Outside

Front

Maintenance free front with pea gravel and a path leading up to the front door with on street parking.



Rear

Enclosed rear garden with a generous size wooden shed (which is to remain), pea gravelled area and mature plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

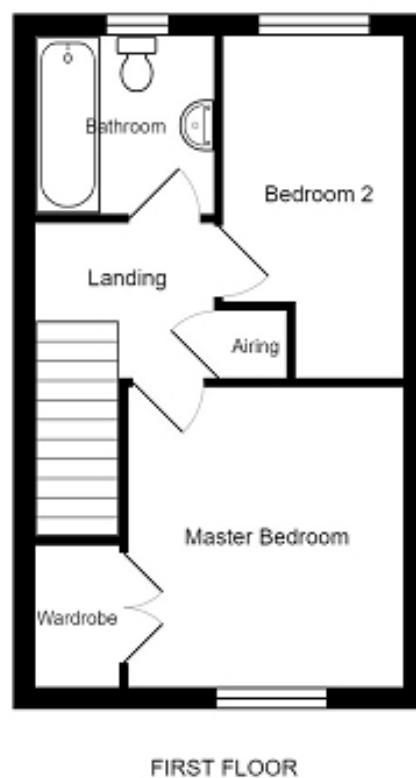
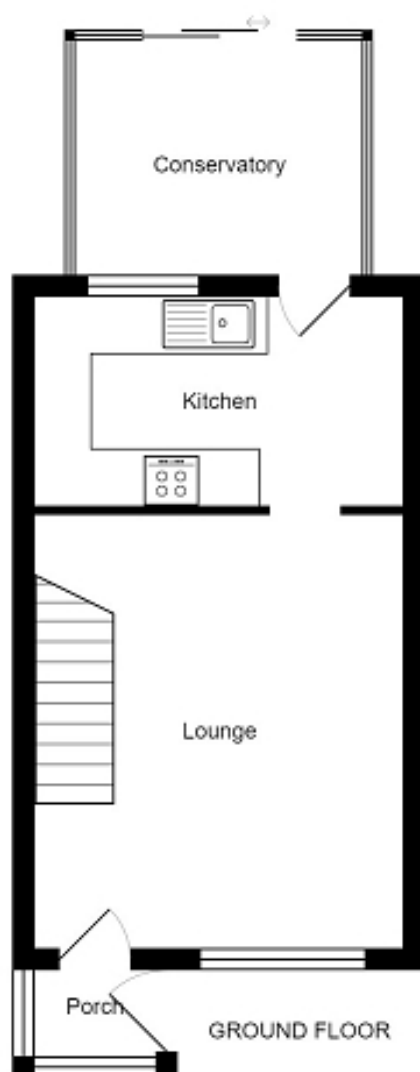
Tenure

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.