

4-6 Dunraven Place, Bridgend. CF31 1JD

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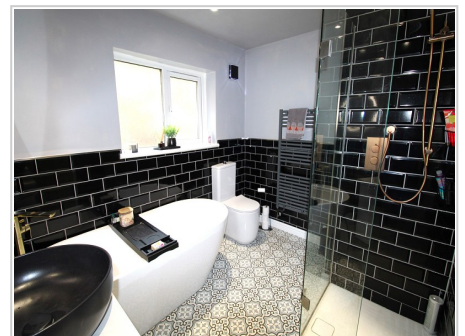
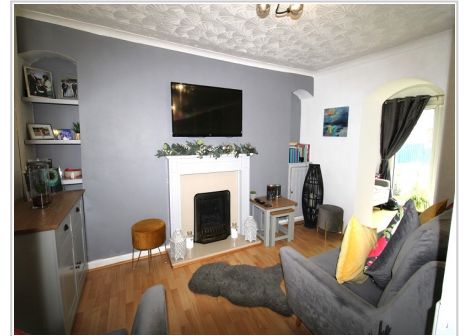
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4 Garw Fechan Road
Pontyrhyl
Bridgend
Bridgend County.
CF32 8BX

164,995



- SEMI-RURAL SETTING
- NO ONGOING CHAIN
- 3 Bedroom End Terrace Cottage Style Property
- Quality refurbished bathroom
- Fitted Kitchen/Breakfast area
- Insulated Office/Crafts Room
- Country Walks Close By
- Garden & open aspect to front



Ref: PRA11864

General Description

Well-presented Three bedroomed end cottage style property located in this semi-rural location of Pontyrhyl. Although situated in a semi-rural location the property is convenient for commuters as the property is within easy access of junction 36 of the M4 Motorway & Bridgend Town Center with its main railway Line, McArthur Glen Designer Outlet & retail parks & Local schools are all close by. The property is also just minutes from the cycle track, which offers walks or cycling further up the valley or down to Bryngarw Country Park. The property has uPVC double glazing and gas central heating approximately 18 months old, refurbished bathroom to high standard, fitted kitchen. All carpets, blinds and light fittings are to remain.

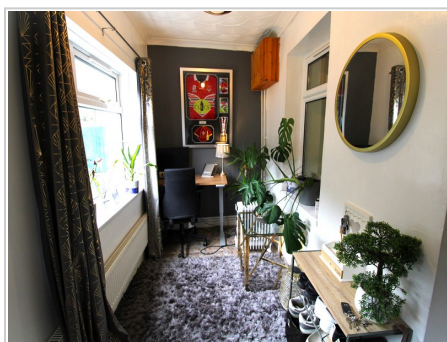
The property comprises: - GROUND FLOOR: - Entrance; Hallway/Study; Dining Room; Lounge; Sitting Area; Spacious Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Garden laid to lawn at the front, side access, outside office with power & lighting to front.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC front door.



Spacious Hallway/Study (8' 0" x 12' 4") or (2.45m x 3.75m)

uPVC window to the front, ceramic tiling to the floor, coved and artex ceiling, uPVC window overlooking into the dining room, one radiator, half glazed door leading into: -



Dining Room (14' 0" x 12' 0") or (4.26m x 3.65m)

Fitted carpet, access to first floor via a white and oak spindle staircase, feature skimmed and artex ceiling, one radiator with radiator cover, feature glass windows overlooking the lounge area, square opening leading into: -



Lounge (9' 1" x 20' 10") or (2.77m x 6.36m)

Coved and artex ceiling, feature fireplace with a living flame gas fire set on a marble hearth and marble inset, two recesses either side of the fire breast wall with shelving and storage, one radiator, laminate flooring, attractive archway leading into: -



Sitting Area

Feature uPVC patio doors to the rear, laminated flooring, uPVC window to the side, coved and artex ceiling, one double radiator.



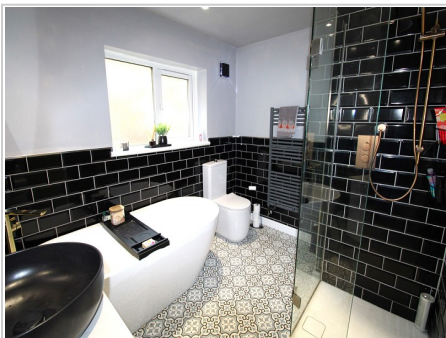
Spacious Kitchen (17' 8" x 7' 6") or (5.38m x 2.29m)

Range of base and wall units in white high gloss with chrome fittings, complimentary worktop, chrome gas hob, electric oven, stainless steel sink unit with chrome mixer taps, splash back tiling, chrome cooker hood, one radiator, attractive vinyl flooring, plumbed for automatic washing machine, space for tumble dryer, space for fridge-freezer, ample room for table and chairs, two uPVC windows to the rear, coved and skimmed ceiling with strip lighting, half glazed door to the side, uPVC window to the side.

First Floor

Landing

Fitted carpet, artex ceiling, door leading into a cupboard with ample storage.



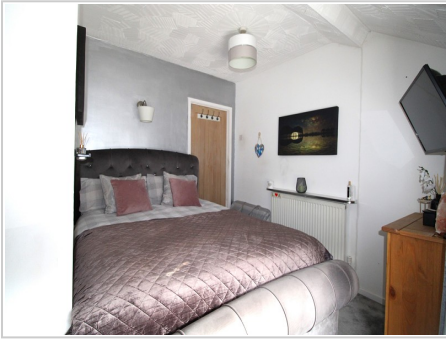
Family Bathroom

Refurbished contemporary style bathroom with freestanding bath with attractive free standing brass effect double headed taps, sink set on a floating unit with a black round bowl with attractive mixer taps, Double shower with multiheaded waterfall shower, fully tiled inside the shower cubicle with attractive tiling and glass doors, half tiled walls around the bathroom with attractive tiling, attractive ceramic tiling to the floor, grey heated towel rail, skimmed ceiling, uPVC obscure glazed window to the rear.



Master Bedroom (10' 0" x 8' 10") or (3.05m x 2.69m)

uPVC double glazed window to the front, fitted carpet, one radiator, artex ceiling, loft access, square opening leading into a storage area with ample storage which houses the combination boiler which is approximately 18 months old.



Bedroom 2 (10' 1" x 11' 4") or (3.08m x 3.45m)

uPVC double glazed window to the front, fitted carpet, one radiator, artex ceiling.



Bedroom 3 (8' 6" x 7' 11") or (2.58m x 2.42m)

uPVC double glazed window to the rear, fitted carpet, one radiator, artex ceiling.

Outside



Front

Garden laid to lawn to the front leading up to the front door.

Side

Side access



Shed

Outside wooden shed which is fully insulated with power & lighting, ideal for workshop or home office.

Services

Mains electricity, mains water, mains gas, mains drainage

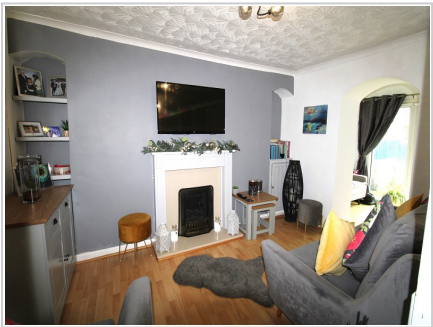
EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A



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.