

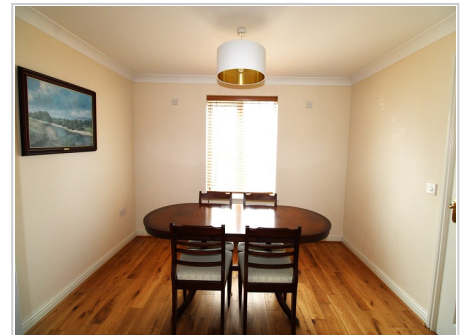
4-6 Dunraven Place, Bridgend. CF31 1JD

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2 Leyshon Way
Bryncethin
Bridgend
Bridgend County.
CF32 9AZ

375,000



- *NO ON GOING CHAIN*
- *Viewing Highly Recommended*
- Impressive 5 Bedroomed Detached Townhouse
- Set on Generous Size Plot
- Double Garage & Driveway
- 2 En-suites & Family bathroom
- Utility Room

Ref: PRA11879

General Description

An impressive five-bedroom three storey detached townhouse located on this popular small development in Bryncethin. The property is set on a generous size plot & benefits from a double garage to the rear with electric garage doors and double driveway parking. The property has uPVC double glazing and gas central heating. All carpets, light fittings and blinds are to remain. The property has access to all local facilities and amenities, Mc Arthur Glen designer outlet & Tondur retail park, Bridgend Town Centre with all its facilities and amenities including the main line train station Junction 36 of the M4 Motorway.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Downstairs Cloakroom; Open-Plan Lounge/Diner; Kitchen; Utility Room. FIRST FLOOR: - Landing; Impressive Lounge; Master Bedroom with Dressing Area; Spacious En-suite. SECOND FLOOR: - Landing; Family bathroom, Bedroom Two with En-suite and three further bedrooms. OUTSIDE: - Front and rear gardens with double garage and driveway.

Accommodation

Ground Floor

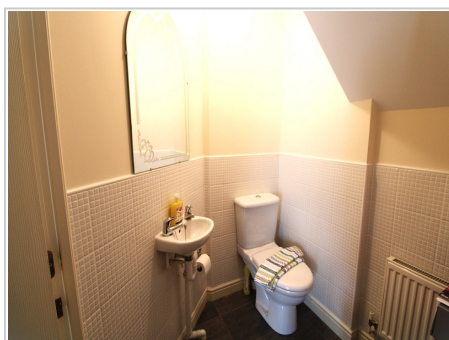
Entrance

via an aluminium coated front door with two obscure glazed panels leading into: -



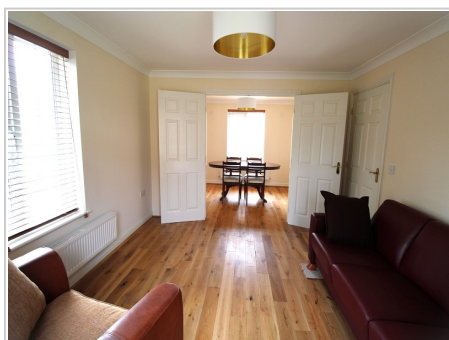
Hallway

Spacious hallway with attractive wood strip flooring, one radiator, coved and skimmed ceiling, access to first floor via oak spindle staircase, white panel door leading into:-



Spacious Downstairs Cloakroom

Two-piece suite in white with chrome fittings, half tiled walls, attractive ceramic tiling, one radiator, skimmed ceiling, extractor fan.



Open plan Lounge/Diner (21' 5" x 11' 2") or (6.52m x 3.40m)

uPVC window to the front, attractive wood strip flooring, one radiator, coved and skimmed ceiling, white panel French doors leading into the lounge area.

Lounge Area

Feature French doors to the rear, uPVC window to the side, attractive wood strip flooring, one radiator, coved and skimmed ceiling.



Kitchen (13' 11" x 9' 4") or (4.23m x 2.85m)

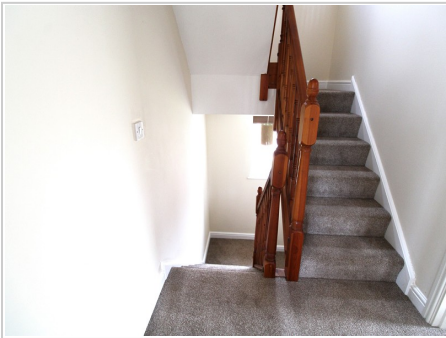
Quality fitted kitchen in cream with chrome fittings, complimentary worktop, gas hob, attractive chrome splashback tiling with under lighting, chrome cooker hood, one and a half stainless steel sink unit with chrome mixer taps, high level double oven, integrated fridge and freezer, one contemporary glass display cabinet, attractive splashback, uPVC window to the front, uPVC window to the side, attractive high gloss ceramic tiling, one radiator, skimmed ceiling with attractive chrome spotlighting, ample room for table and chairs, white panel door leading into:-



Utility Room (7' 7" x 6' 9") or (2.31m x 2.05m)

Range of base and wall units in cream with chrome fittings, complimentary worktop, stainless steel sink unit with chrome mixer taps, splashback, plumbed for automatic washing machine and tumble dryer, skimmed ceiling with chrome spotlighting, wall mounted gas boiler, extractor fan, high gloss ceramic tiling to the floor, one radiator, skimmed ceiling, half glazed aluminium coated door to the rear, white panel door leading into a storage cupboard.

First Floor



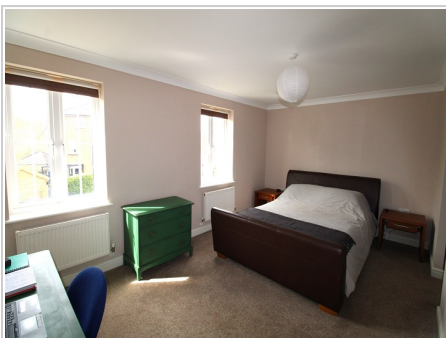
Landing

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling, white panel door leading into: -



Impressive Lounge (14' 1" x 21' 5") or (4.29m x 6.53m)

Feature uPVC bay window to the side, uPVC window to the front, uPVC window to the rear, lovely light airy room, fitted carpet, two radiators, coved and skimmed ceiling, wall lighting, white panel door leading into: -



Spacious Master Bedroom with Dressing Area (11' 10" x 15' 10" x 16' 10") or (3.61m x 4.83m x 5.14m)

Two uPVC windows to the front, fitted carpet, two radiators, coved and skimmed ceiling, attractive archway leading into a spacious area with 2 double fitted wardrobes, door leading into: -



Spacious En-suite

Three-piece suite in white with chrome fittings, double shower cubicle, fully tiled inside the shower cubicle, half tiled walls around the WC and sink unit, ceramic tiling to the floor, skimmed ceiling with sunken spotlighting, uPVC obscure glazed window to the rear, one radiator.

Second Floor



Second Floor Landing

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



Bedroom 2 (11' 7" x 11' 8") or (3.53m x 3.56m)

uPVC window to the front, fitted carpet, one radiator, coved and skimmed ceiling, double white panel doors leading into a fitted wardrobe with ample storage, white panel door leading into: -



Spacious Second En-suite

Three-piece suite in white with chrome fittings, fully tiled inside the shower cubicle, half tiled walls around the shower room, attractive high gloss ceramic tiling to the floor, one radiator, skimmed ceiling with spotlighting, extractor fan, uPVC obscure glazed window to the side.



Bedroom 3 (11' 1" x 9' 8") or (3.37m x 2.95m)

uPVC window to the front, fitted carpet, one radiator, coved and skimmed ceiling, white panel door leading into a storage cupboard with ample storage.



Bedroom 4 (9' 6" x 10' 8") or (2.89m x 3.24m)

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling, white panel door leading into a storage cupboard with ample storage.

Bedroom 5 (7' 11" x 6' 7") or (2.42m x 2.00m)

White panel door, fitted carpet, one radiator, uPVC window to the front, coved and skimmed ceiling.

Family Bathroom

3 Piece suite in white with chrome fittings, tiled around the bath sink & Wc area, ceramic tiling to the floor, Upvc window to rear, skimmed ceiling, extractor fan.

Front

Open plan to the front with garden laid to lawn, path leading up to front door.

Rear

Enclosed generous size rear garden with garden laid to lawn, mature trees, door leading into the side of the double garage with EV charge point, power and lighting, electric garage doors, gate to side of the property leading out onto a double driveway.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

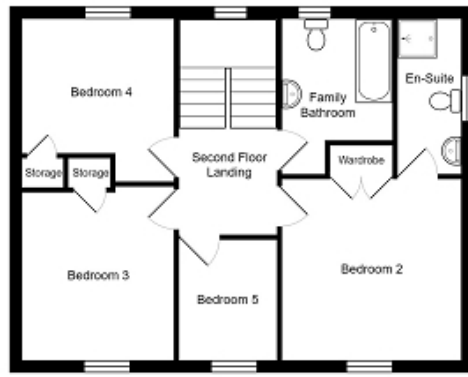
Tenure

We are informed that the tenure is Freehold

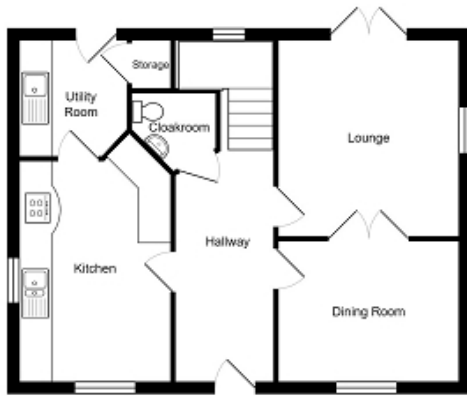
Council Tax

Band F

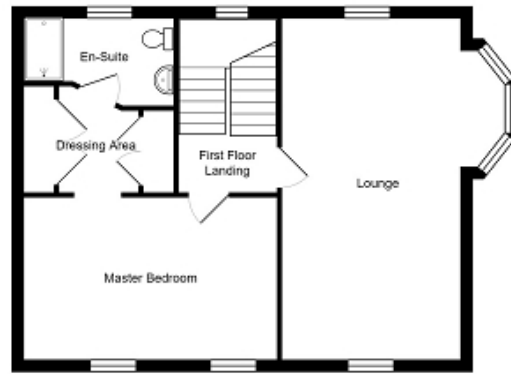




SECOND FLOOR



GROUND FLOOR



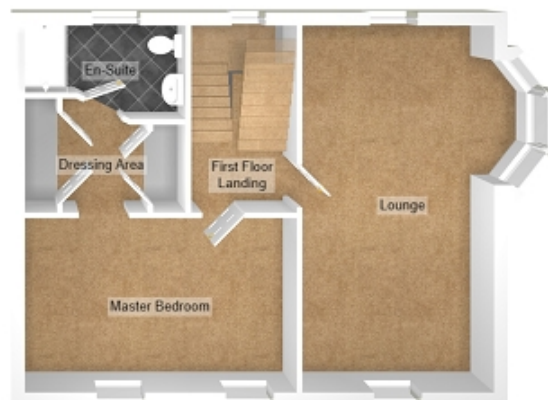
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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.