


GARETH L. EDWARDS
ESTATE AGENT VALUER

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Bridgend
Bridgend County.
CF32 9ND

224,995



- *NO ONGOING CHAIN*
- 3 Bedroom Semi-Detached Dormer Style Bungalow
- Quality Fitted Kitchen & Bathroom
- Ground Floor Shower & Cloakroom
- Parquet Flooring
- Driveway Parking
- Garage
- Gardens To Front & Rear
- Internal Viewing Recommended

Ref: PRA11899

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Limited are pleased to present this three-bedroom semi-detached dormer style bungalow set on a generous plot with driveway parking and garage. The property benefits from quality fitted kitchen & bathroom, uPVC double glazing, gas central heating with fitted carpets, parquet flooring, blinds & light fittings to remain. The property is within walking distance of the Sarn shuttle train station, local supermarket, schools and leisure centre, etc. There is also good access to the M4 Motorway at junction 36 and the McArthur Glen Designer Outlet & Tondy retail park.

The property comprises: - GROUND FLOOR: - Entrance; Spacious Hallway; Bedroom Three with Cloakroom & recessed Shower; Spacious Open-Plan Lounge/Diner; Kitchen. FIRST FLOOR: - Spacious Landing; Family Bathroom; Generous Master Bedroom and One further Generous Bedroom. OUTSIDE: - Generous size front garden laid to lawn with Driveway leading to garage to rear and rear garden with paved and chipped areas, outside toilet and stone outbuilding.

Accommodation



Entrance

Via a half-glazed uPVC front door with an attractive stained-glass panel, obscure glazed panel to the side leading into: -



Hallway

Attractive parquet flooring, access to first floor via a white spindle staircase, one radiator, coved and skimmed ceiling, at the left-hand side there's a door leading into a cupboard with hanging space and ample storage, pine panel door leading into: -



Bedroom 3 (10' 5" x 9' 8") or (3.17m x 2.94m)

uPVC window to the side, attractive parquet flooring, one radiator, coved and textured ceiling, recessed shower which is tiled with an electric shower with a glass door, white bi-folding door leading into a cloakroom with a low-level WC, Parquet flooring, lighting.



Open plan Lounge/Diner (29' 8" x 11' 11") or (9.03m x 3.64m)

uPVC picture window to the front, attractive parquet flooring, coved and textured ceiling, one radiator, a feature medium oak fire surround with a marble hearth and marble inset with chrome electric fire, two recesses either side of the fire breast wall, archway leading into:-



Dining Area

uPVC French doors to the rear, attractive parquet flooring, one radiator, coved and textured ceiling.

Panel door leading into: -



Kitchen (11' 11" x 9' 7") or (3.62m x 2.93m)

Quality fitted kitchen in light oak with glass display cabinet, complimentary worktop, ceramic hob, electric oven, one and a half stainless steel sink unit, integrated fridge and freezer, integrated dishwasher, extractor fan, splash back tiling, ceramic tiling to the floor, skimmed ceiling, uPVC window to the rear, fully obscure glazed uPVC door to the rear, panel door leading into a cupboard with ample storage, skimmed ceiling with spotlighting.

First Floor



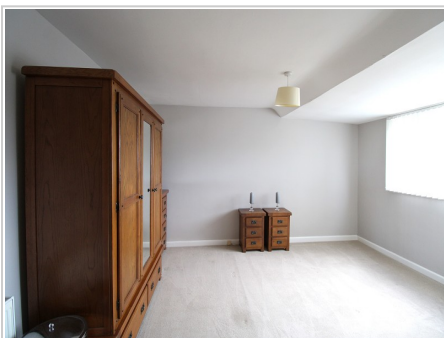
Landing

Fitted carpet, skimmed ceiling, loft access, uPVC obscure glazed window to the side, door leading into a cupboard housing the combination boiler, shelving and storage.



Family Bathroom

Three-piece suite in white with chrome fittings, tiled walls, white heated towel rail, vinyl flooring, uPVC obscure glazed window to the side, extractor fan



Master Bedroom (16' 2" x 15' 5") or (4.92m x 4.69m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, storage cupboard and storage in the eaves.



Bedroom 2 (15' 6" x 12' 11") or (4.73m x 3.93m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, door leading into a storage cupboard and eave storage.

Outside



Front

Garden laid to lawn, generous size driveway with ample parking leading up to a garage with up and over doors.



Rear

Rear garden with a patio area, graveled area, door to the side of the garage and a stone outer building giving access to attached outside toilet.

Services

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



GARETH L. EDWARDS
ESTATE AGENT VALUER ESTABLISHED 1968

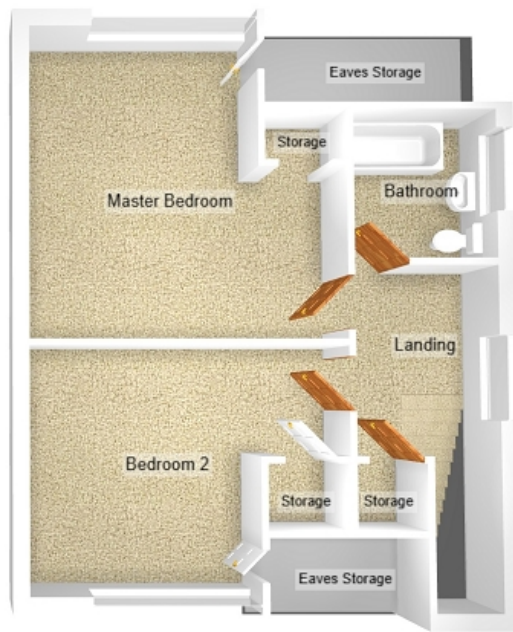
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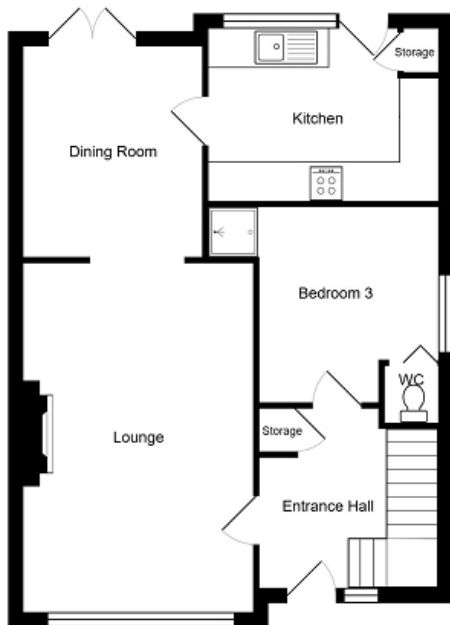
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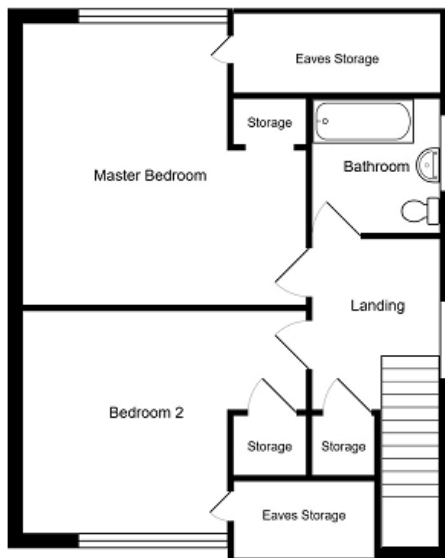
GROUND FLOOR



FIRST 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.