

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 Rentals: (01656) 655061 Fax: (01656) 766568

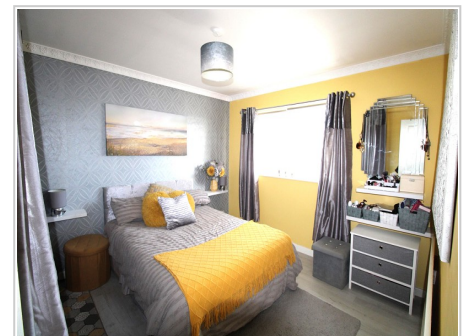
Email: bridgend@garethledwards.com Web: www.garethledwards.com

26 Sker Walk
Porthcawl
Bridgend.
CF36 3RA

279,995



- *MUCH SOUGHT AFTER LOCATION*
- CLOSE PROXIMITY TO REST BAY BEACH
- Three Bedroom Semi Detached Property
- Open Plan Lounge-Diner
- Driveway & Garage



Ref: PRA11979

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Situated in the much sought after residential area of Porthcawl, we are delighted to present this three-bedroom semidetached property with driveway & garage. The property is within proximity of the blue flag beach at Rest Bay, locks common & the Royal Porthcawl Golf Club, scenic coastal walks while offering convenient access to Porthcawl Town centre with an array of shops & restaurants, M4 Motorway & A48. The property has uPVC double glazing & gas central heating via a combination boiler, all carpets, blinds and light fittings are to remain. The property does require some updating.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Open-Plan Lounge/Diner; Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and two further bedrooms. OUTSIDE: - Garden laid to lawn with driveway & garage, generous size rear.

Accommodation

Ground Floor

Entrance

via a fully obscure glazed front door.



Hallway

Laminated flooring, access to first floor, coved and skimmed ceiling.



Open Plan Lounge/Dining Room (14' 8" x 24' 8") or (4.48m x 7.53m)

uPVC bay window to the front, uPVC patio doors to the rear, coved and artex ceiling, fire surround with a cast iron living flame gas fire, two double radiators, inset archway, door leading into an under stair storage cupboard.



Kitchen (9' 9" x 8' 2") or (2.97m x 2.50m)

Range of base and wall units in light beech, complimentary work top, freestanding double ceramic cooker to remain, plumbed for automatic washing machine, space for fridge-freezer, one and a half stainless steel sink unit with chrome mixer taps, laminated flooring, coved and skimmed ceiling, strip lighting, uPVC obscure glazed door to the rear, uPVC window to the rear.

First Floor



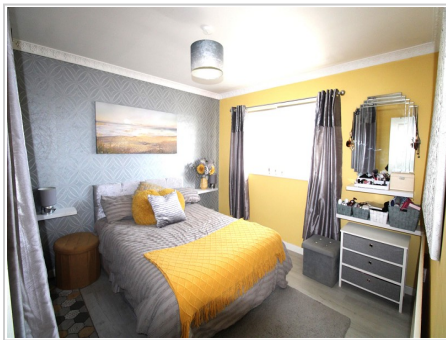
Landing

Fitted carpet, white spindle staircase, skimmed ceiling, loft access, white panel door leading into: -



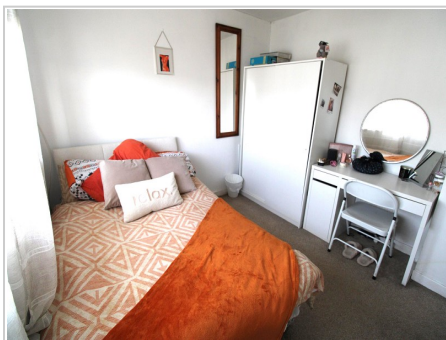
Family Bathroom

Three-piece suite in white with chrome fittings, fully tiled walls, ceramic tiling to the floor, chrome heated towel rail, uPVC obscure glazed window to the front, skimmed ceiling.



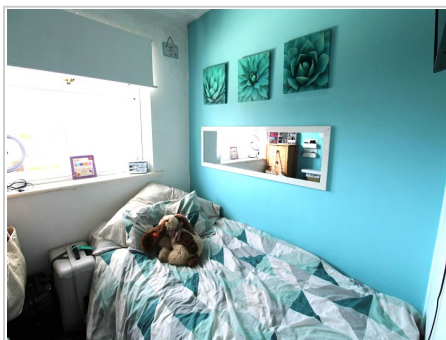
Master Bedroom (11' 1" x 10' 11") or (3.38m x 3.34m)

uPVC window to the rear, laminated flooring, one radiator, coved and skimmed ceiling, built-in recess with ample storage.



Bedroom 2 (11' 1" x 10' 7") or (3.38m x 3.23m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling.



Bedroom 3 (7' 7" x 7' 3") or (2.31m x 2.20m)

uPVC window to the rear, fitted carpet, skimmed ceiling.

Outside



Front

Garden laid to lawn, driveway with ample parking leading to garage.



Rear

Generous size rear with a garden laid to lawn and a patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

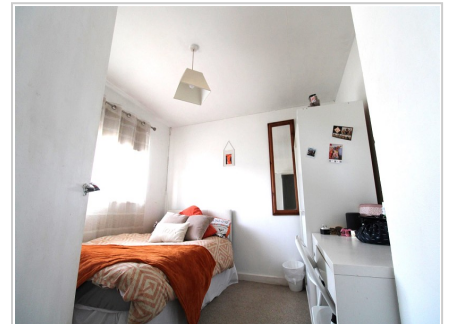
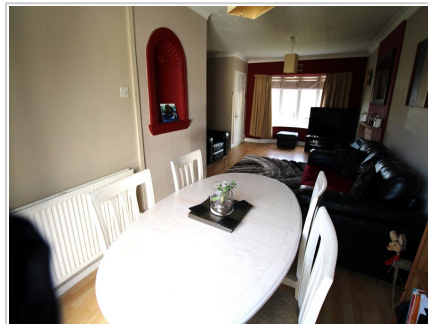
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



GARETH L. EDWARDS
ESTATE AGENT VALUER ESTABLISHED 1968

**FOR YOUR FREE,
NO OBLIGATION VALUATION,
CALL US NOW ON:**

01656 653274

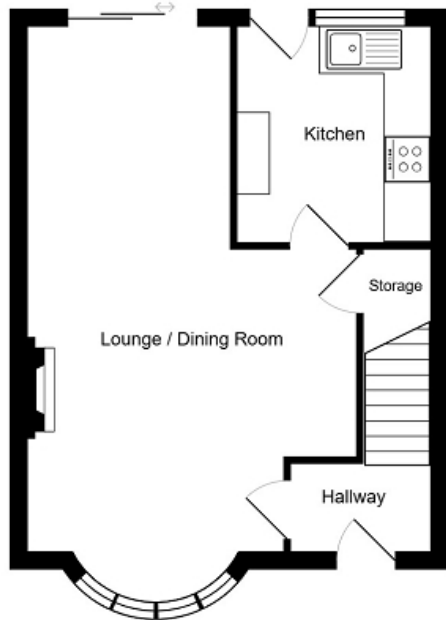
**50 YEARS OF SELLING
YOUR HOME**



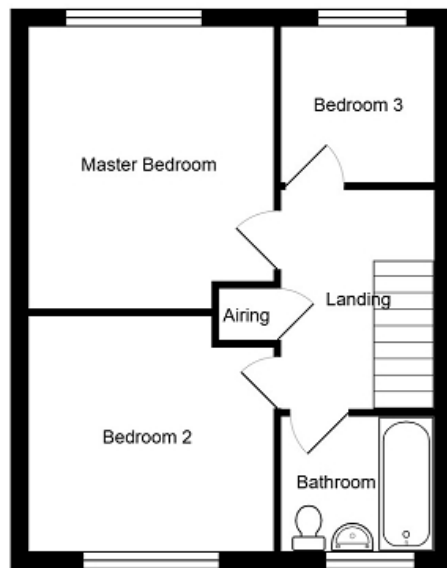
GROUND FLOOR



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.

