

4-6 Dunraven Place, Bridgend. CF31 1JD

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42 Barnes Avenue
Bridgend
Bridgend County.
CF31 4TT

210,000



- *NO ONGOING CHAIN*
- 3 Bedroom Semi-Detached Property
- Re-decorated Throughout
- uPVC Double Glazing & Gas Central Heating
- Driveway & Detached Garage
- Internal Viewing Highly Recommended

Ref: PRA11986

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this three-bedroom semi-detached property with detached garage. The property has been recently redecorated throughout with some newly fitted carpets & flooring, Upvc doubling glazing & gas central heating. The property is within easy access to local schools. The property is within access of local facilities and amenities; Bryntirion Comprehensive School; easy access into Bridgend Town Centre with all its facilities and amenities including the mainline train station, junction 36 of the M4 Motorway & Mc Arthur Glen Designer outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Open-Plan Kitchen/Diner. FIRST FLOOR: - Landing; Master Bedroom; Bedroom Two & three; Family Bathroom; OUTSIDE: - Front & rear gardens with driveway and detached garage.

Accommodation

Ground Floor

Entrance

via a uPVC double glazed front door with a Georgian obscure glass panel, uPVC panel to the side with a Georgian glass obscure glazed window to the front.



Hallway

Laminate flooring, one radiator, skimmed ceiling, access to first floor.



Lounge (14' 2" x 13' 11") or (4.31m x 4.25m)

uPVC window to the front, laminated flooring, one radiator, skimmed ceiling, door leading into an understairs storage cupboard with ample storage, wall mounted contemporary living flame electric fire, feature Georgian French doors leading into:

Open-Plan Kitchen/Diner (17' 0" x 11' 5") or (5.17m x 3.47m)



Dining Area

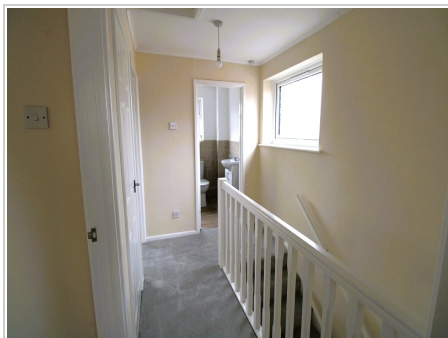
uPVC French doors to the rear, attractive vinyl flooring, one radiator, skimmed ceiling.



Kitchen Area

Quality fitted kitchen in high gloss cream with chrome fittings, complimentary worktop, chrome gas hob, electric oven, chrome cooker hood, attractive splashback tiling, wall mounted Worcester boiler inset in a cupboard, plumbed for automatic washing machine, space for fridge-freezer, stainless steel sink unit, feature skimmed ceiling with sunken spotlighting, uPVC window to the rear.

First Floor



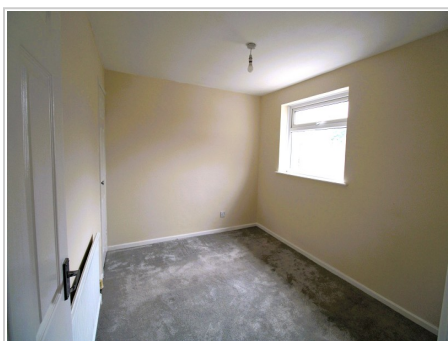
Landing

Newly fitted carpet in pale grey, uPVC window to the side, skimmed ceiling, loft access, white spindle staircase, white panel door with chrome fittings leading into an airing cupboard which houses the hot water tank and ample storage.



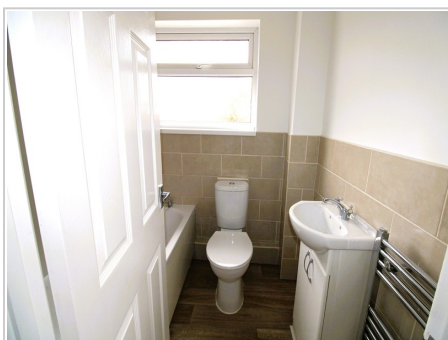
Master Bedroom (10' 11" x 10' 10") or (3.34m x 3.29m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling, double white panel doors with chrome fittings leading into a fitted wardrobe.



Bedroom Two (10' 10" x 8' 9") or (3.29m x 2.67m)

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



Family Bathroom

Refurbished bathroom in white with chrome fittings, electric shower over the bath, sink set in a white high gloss vanity unit with chrome fittings, fully tiled around the bath area, WC and sink unit with attractive tiling, attractive vinyl flooring, chrome heated towel rail, uPVC obscure glazed window to the rear, skimmed ceiling, extractor fan.



Bedroom Three (8' 5" x 8' 7") or (2.56m x 2.61m)

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

Outside

Front

Driveway with detached garage, open-plan Garden laid to lawn.



Rear

Generous size enclosed rear garden with a patio area, garden laid to lawn, decking area, gate to the side of the property with a detached garage with up and over doors and a newly fitted roof to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



A black advertisement for Gareth L. Edwards, Estate Agent Valuer, established 1968. The text reads: "FOR YOUR FREE, NO OBLIGATION VALUATION, CALL US NOW ON: 01656 653274. 50 YEARS OF SELLING YOUR HOME".

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.