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16 The Glade
Bryncethin
Bridgend
Bridgend County.
CF32 9BX

229,995



- *Well Presented*
- 3 Bedroom Semi-Detached Property
- Spacious Lounge/Diner
- Refurbished Bathroom
- Conservatory
- Detached Garage
- Garden to Front & Rear
- Internal Viewing Highly Recommended

Ref: PRA11989

Viewing Instructions: Strictly By Appointment Only

General Description

WELL, PRESENTED - Gareth L Edwards Ltd are pleased to offer this three-bedroom semi-detached property with garage & detached garage located in Bryncethin, Bridgend. The property has uPVC double glazing & gas central heating, all carpets, blinds and light fittings are to remain. The property is being offered in an excellent decorative order and an internal viewing is recommended. The property is located with great access to local transport links; the McArthur Glen Designer Outlet; Bridgend Town Centre with all its facilities and amenities including the mainline train station; Junction 36 of the M4 Motorway; local schools and amenities.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Open-Plan Lounge/Diner; Conservatory; Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Maintenance free front & rear gardens with ample driveway parking leading up to a detached garage.

Accommodation

Ground Floor

Entrance

via a uPVC double glazed front door with a rose stained-glass panel, two rose stained glass panels to the side.



Entrance Hall

Fitted carpet, access to the first floor via a white spindle staircase, dado rail, coved and artex ceiling, one radiator, white panel door leading into: -



Open-Plan Lounge/Diner (25' 10" x 12' 4") or (7.88m x 3.77m)

Feature white Adams fire surround with a marble inset and hearth with a living flame gas fire, two recesses either side of the fire breast wall with wall lighting, coved and artex ceiling, two rose centrepieces, two double radiators, uPVC window to the front, uPVC patio doors to the rear leading out into: -



Conservatory

uPVC patio doors to the rear, ceramic tiling to the floor, white panel door leading into: -



Kitchen (12' 6" x 8' 6") or (3.80m x 2.60m)

Range of base and wall units in medium oak with brass effect fittings, complimentary worktop, extractor fan, electric hob, electric oven, space for fridge-freezer, plumbed for automatic washing machine, stainless steel sink unit, half tiled walls with attractive tiling, breakfast bar area, uPVC window to the rear, half glazed uPVC door to the rear, coved and artex ceiling with spotlighting, louvre door leading into a cupboard which houses the Baxi boiler, one radiator.

First Floor

First Floor Landing

Fitted carpet, coved and artex ceiling, loft access, uPVC window to the side, white louvre door leading into a cupboard with ample storage.



Family Bathroom

Refurbished bathroom in white with chrome fittings, sink set in a white high gloss vanity unit with chrome fittings, electric shower over the bath with a shower curtain, fully tiled walls with attractive tiling, ceramic tiling to the floor, chrome heated towel rail, uPVC obscure glazed window to the rear, coved and skimmed ceiling.



Master Bedroom (12' 7" x 11' 10") or (3.83m x 3.61m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling, fitted wardrobes.



Bedroom 2 (12' 4" x 11' 7") or (3.76m x 3.52m)

uPVC window to the rear, fitted carpet, one radiator, coved and artex ceiling, one wall fitted with glass sliding wardrobes with under lighting.



Bedroom 3 (9' 3" x 8' 4") or (2.82m x 2.54m)

uPVC window to the front, fitted carpet, one radiator, coved and skimmed ceiling, one wall fitted with fitted cupboards and shelving.

Outside

Front

Maintenance free front with mature plants shrubs, with double wrought iron gates with a generous size driveway leading up to a detached garage with up and over doors & ample parking



Rear

Side access, stone outbuilding with ample storage, maintenance free enclosed rear garden with attractive patio areas, pea gravelled areas, mature trees, plants and shrubs.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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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.