


GARETH L. EDWARDS
ESTATE AGENT VALUER

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53 Gerddi'r Afon
Brynmenyn
Bridgend
Bridgend County.
CF32 9LN

379,995



- *NO ONGOING CHAIN*
- Impressive 4 Bedroom Detached Property
- Situated On This Much Sought After Development
- Spacious Family Accommodation
- Open Plan Kitchen, Dining, Sitting Area
- Spacious Conservatory
- Driveway Parking & Garage
- Internal Viewing Highly Recommended

Ref: PRA11996

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to offer this impressive four bedroom detached property with garage & conservatory located on this much sought after development in Brynmenyn. The property offers spacious family accommodation with open plan kitchen, diner, sitting area, utility, cloakroom, En-suite to master with quality fixtures & fittings throughout, uPVC double glazing, gas central heating, all carpets, some light fittings & blinds are to remain. The property is well presented & an internal viewing is highly recommended.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Spacious Open-Plan Kitchen/Diner/Sitting Area; Utility Room; Conservatory; Cloakroom. FIRST FLOOR: - Landing; Master Bedroom with En-suite and three further bedrooms. OUTSIDE: - Driveway leading to garage with maintenance free gardens to front & rear.

Accommodation

Ground Floor

Entrance

Via a two-tone composite front door with a Georgian obscured glass panel with chrome fittings.



Hallway

Fitted carpet, access to first floor via a white & light oak staircase, one radiator, skimmed ceiling, white panel door with chrome fittings leading into an understairs storage cupboard with ample storage.



Lounge (16' 8" x 11' 2") or (5.08m x 3.40m)

uPVC Georgian bay window to the front, fitted carpet, one double radiator, skimmed ceiling, feature marble fire surround & hearth with an electric fire inset.



Spacious Open-Plan Kitchen/ Diner/ Sitting Area (21' 11" x 13' 11") or (6.67m x 4.25m)

Quality fitted kitchen in high gloss cream with chrome fittings, chrome gas hob, black high gloss splashback, chrome & glass cooker hood, high level oven and integrated microwave, space for American style fridge-freezer, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, integrated dishwasher, ceramic tiling to the floor, skimmed ceiling with chrome spotlighting, uPVC window to the rear, white panel door with chrome fittings leading into a storage cupboard with shelving and ample storage.



Dining/Sitting Area

Feature uPVC French doors with two uPVC windows, one double radiator, attractive ceramic tiling to the floor, skimmed ceiling.



Conservatory

Ceramic tiling to the floor, one radiator, fan lighting & uPVC French doors to the side, power and lighting.



Utility Room

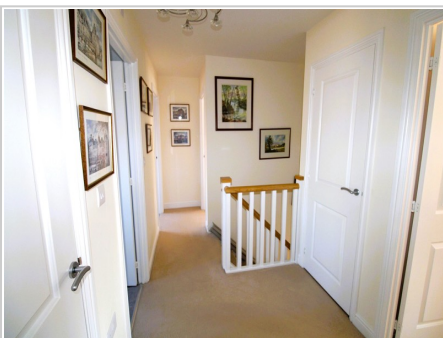
Range of base and wall units in high gloss cream with chrome fittings, stainless steel sink unit with chrome mixer taps, complimentary worktop, attractive splashback tiling, plumbed for automatic washing machine, attractive ceramic tiling to the floor, coved and skimmed ceiling with chrome spotlighting, half glazed composite door to the side with chrome fittings, one radiator, white panel door with chrome fittings leading into:-



Cloakroom

Two-piece suite in white with chrome fittings, ceramic tiling to the floor, one radiator, skimmed ceiling, extractor fan, uPVC obscure glazed window to the side, splashback tiling.

First Floor



First Floor Landing

Spacious landing with fitted carpet, skimmed ceiling, spotlighting, loft access, white panel door with chrome fittings leading into the airing cupboard which houses the hot water tank and shelving, another white panel door with chrome fittings leading into a second storage cupboard with ample storage and shelving, one radiator.



Master Bedroom (14' 7" x 11' 3") or (4.44m x 3.44m)

uPVC Georgian window to the front, fitted carpet, one double radiator, skimmed ceiling, one wall fitted with contemporary style fitted wardrobes with chrome fittings, white panel door with chrome fittings leading into:-



Master En-Suite

Contemporary style spacious en-suite with a three piece suite with chrome fittings, sink set in an attractive vanity unit in white high gloss with chrome fittings with grey high gloss shelving and glass shelving with ample storage, fully tiled in the shower cubicle with chrome power shower with glass & chrome doors, attractive high gloss ceramic tiling to the floor, chrome heated towel rail, uPVC Georgian window to the front, skimmed ceiling, extractor fan.

Bedroom 2 (13' 6" x 10' 6") or (4.12m x 3.21m)

uPVC Georgian window to the front, fitted carpet, one radiator, skimmed ceiling, contemporary fitted wardrobes with chrome fittings.

Bedroom 3 (9' 2" x 8' 10") or (2.79m x 2.70m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, range of light beech fitted wardrobes with glass panels offering ample storage.

Bedroom 4 (12' 8" x 7' 6") or (3.85m x 2.28m)

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

Outside

Front

Tarmac driveway leading up to the garage with up and over doors with power and lighting, astro turf area & mature hedging.



Rear

Maintenance free rear with attractive spacious patio area, astro turf area and raised borders.

Disclaimer

DISCLAIMER FOR DETAILS

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

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

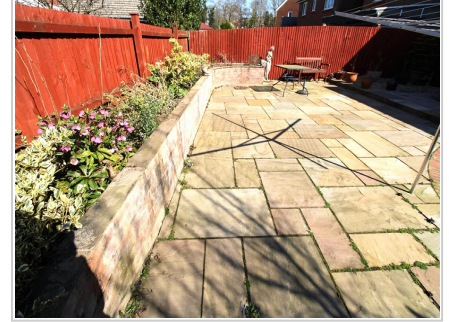
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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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.