

NAEA
GARETH L. EDWARDS
ESTATE AGENT VALUER

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CF32 9TS

314,995



- *INTERNAL VIEWING HIGHLY RECOMMENDED*
- Detached Dormer Style Bungalow
- 3 X Double Bedrooms
- Family Bathroom & En-Suite
- Ample Driveway & Double Garage
- Generous Garden with Views of the Common

Ref: PRA12001

Viewing Instructions: Strictly By Appointment Only

General Description

INTERNAL VIEWING HIGHLY RECOMMENDED Gareth L Edwards Ltd is delighted to present this three double bedroom detached dormer style bungalow located in generous grounds with ample parking and double garage to the rear.

The property benefits from spacious family accommodation with quality fixtures & fittings throughout. All carpets, curtains, blinds and light fittings to remain. The property benefits from uPVC double glazing, gas central heating via a combination boiler. Ample driveway parking for at least 3 cars, caravan or motor home to the front with double garage at the rear with power and lighting, enclosed rear garden.

The property is within proximity of all local facilities and amenities including local schools; Tondy Railway Station and Tondy Retail Park. The property also provides easy access to Junction 36 of the M4 Motorway with routes to Cardiff and Swansea and the McArthur Glen Designer Outlet & Bridgend Town Centre.

The property comprises: - Entrance; Spacious Hallway; Spacious Lounge/ Diner; Open-Plan Kitchen/ Breakfast Area; Family Bathroom; Spacious Master Bedroom; Bedroom Two, En-Suite; Bedroom Three; Outside: Front; Rear.

Accommodation

Ground Floor

Entrance

via a composite two tone front door leading into: -



Spacious Hallway

uPVC glazed window to the front. Attractive ceramic tiling to the floor, coved and artex ceiling, double radiator, access to first floor via oak and wrought iron staircase, leading into:



Spacious Lounge/Diner (28' 5" x 11' 7") or (8.67m x 3.53m)

Feature uPVC French doors to the front with views over the common, uPVC window to the left hand side and to the right, fitted carpet, coved and textured ceiling, two double radiators, attractive stone fireplace and stone hearth, recesses either side of the fire breast wall with wall lighting, Georgian glass door leading into:



Open Plan Kitchen/ Breakfast Area (23' 2" x 12' 8") or (7.06m x 3.87m)

Quality fitted kitchen with chrome fittings, attractive splashback, chrome fire glass hob, electric oven, plumbed automatic washing machine, integrated dishwasher (the main feature), ceramic Bosch with chrome fittings, splashback, complimentary worktop, attractive recessed cover, artex ceiling, attractive ceramic tiling the floor, square opening leading to the:



Breakfast Area

Feature uPVC French doors to the side, full length feature window, ceramic tiling, single radiator, coved and skimmed ceiling with spotlighting, door leading into hallway, leading into:



Family Bathroom

Contemporary quality fitted four-piece suite in white with contemporary chrome fittings, double shower cubicle with chrome multi head power shower, floating sink unit, fully tiled walls and attractive ceramic tiling to the floor, chrome heated towel, low level WC in white with chrome fittings, coved and feature skimmed ceiling with sunken spotlighting, uPVC obscure glazed window to the rear.



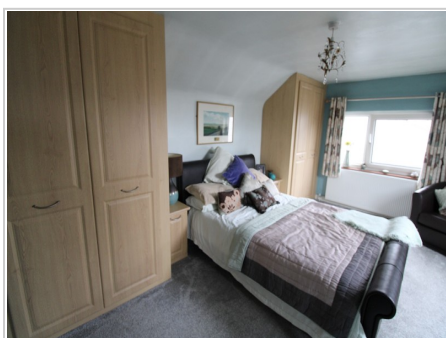
Spacious Master Bedroom (25' 11" x 10' 0") or (7.90m x 3.06m)

Feature uPVC patio doors to the rear, uPVC window to the front, fitted carpet, coved and skimmed ceiling, four radiators.

First Floor

Landing

Fitted carpet, artex ceiling, leading into:



Bedroom Two & En-suite (16' 0" x 12' 9") or (4.87m x 3.88m)

A range of light beech fitted wardrobes and chest of drawers with chrome fittings, fitted carpets, skimmed ceiling, one radiator, uPVC window to the side, feature skylight window into the en-suite.



En-Suite

Contemporary three-piece suite in white with chrome fittings, corner shower cubicle with chrome power shower, fully tiled, sink is set in an attractive, contemporary light oak and chrome vanity unit, low level WC, uPVC window to the rear, feature skimmed ceiling with chrome and sunken spotlighting, ceramic tiling to the floor.



Bedroom Three (13' 3" x 10' 3") or (4.04m x 3.12m)

uPVC window to the side, skylight window, fitted carpets, one radiator.

Outside



Front

Generous size front resin and tarmac driveway, maintenance free with ample room for caravan and motor home.



Rear

Driveway to the side leading down to double garage, generous size garden with patio area, garden laid to lawn, mature trees, plants and shrubs, open aspect to the rear and open aspect to the front overlooking the common.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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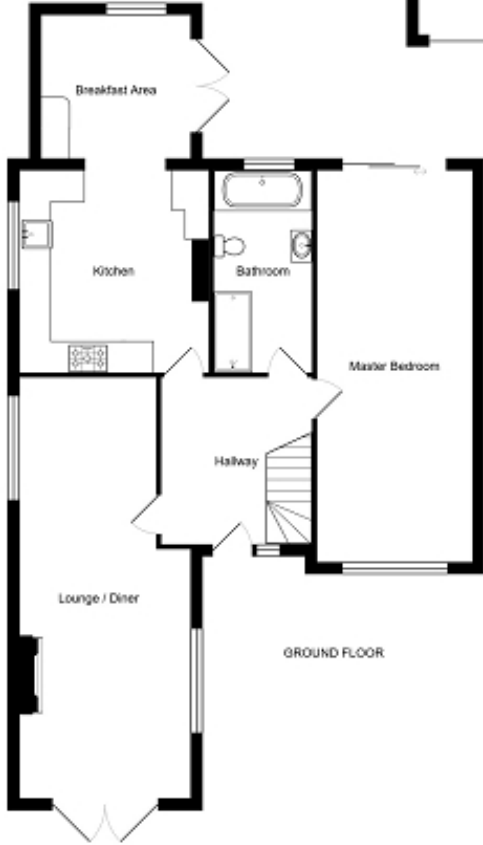
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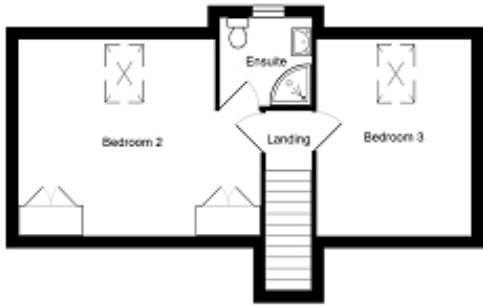


Double Garage

GARAGE



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.