


GARETH L. EDWARDS
ESTATE AGENT VALUER

4-6 Dunraven Place, Bridgend. CF31 1JD

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

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

68 St. Illtyds Road
Bridgend
Bridgend County.
CF31 4JY

159,995



- 3 Bedroom Semi-Detached Property
- Non-Standard Construction
- Set on a Corner Plot
- uPVC Double Glazing
- Gas Central Heating
- Gardens to Front, Side, & Rear
- Side Access For Off Road Parking
- Summer House



Ref: PRA12005

Viewing Instructions: Strictly By Appointment Only

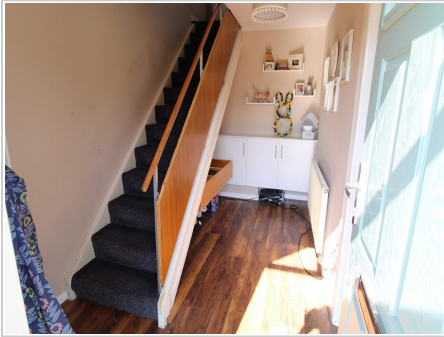
General Description

Gareth L Edwards Ltd are pleased to offer this three bedroomed, semi-detached, non-standard construction house located on a corner plot with an open aspect to the front over local green. The property is located within close proximity of Cefn Glas Shopping Precinct together with the current doctors surgery, Cefn Glas Junior school and Bryntirion Comprehensive School. Within good access of Bridgend Town Centre with its facilities and amenities including Main Line Train Station, Bridgend also lies off the M4 motorway corridor with good access to Junction 36. The property is set on a deceptively large plot and the gardens need to be seen to be appreciated. There is side access into the rear garden with a gravelled area for parking vehicles off road. The property has the benefit of newly fitted uPVC double glazing, gas fired central heating from a combination boiler & a range of floor coverings.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Dining Room; Kitchen; Rear Porch with W.C. off. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Front, side and rear gardens

Accommodation

Ground Floor



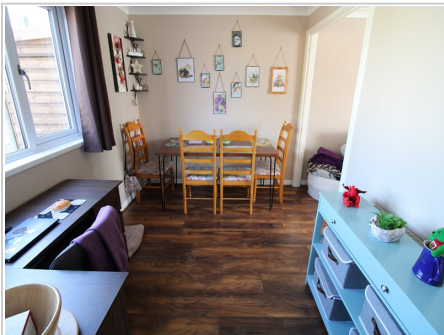
Entrance Hall (11' 11" x 6' 10") or (3.64m x 2.08m)

Access the property via a composite front door leading into a spacious entrance hall, stippled ceiling, laminate flooring, carpeted staircase leading to first floor, one radiator, range of built-in storage cupboards, door leading through into:-



Lounge (13' 10" x 12' 0") or (4.22m x 3.67m)

uPVC double glazed picture window to the front, laminated flooring, stippled and coved ceiling, one radiator, feature fireplace, boxed arch leading into:-



Dining Room (12' 6" x 8' 7") or (3.81m x 2.62m)

Picture window looking out to the garden, radiator, laminated floor flowing through, stippled and coved ceiling, access through to the:-



Kitchen (10' 4" x 8' 6") or (3.14m x 2.58m)

Range of fitted two tone kitchen units which include a single drainer stainless steel sink unit set in work surface areas with tiled splashback, range of floor cupboards incorporating drawer units, inset four ring gas hob with a chrome extractor and tiled splashback, built-in double oven and side larder unit with further floor cupboards and wall cupboards, work surfaces and wood worktop, uPVC double glazed window to the rear, stippled ceiling, tiled floor, space for American fridge-freezer which may be available by separate negotiation, uPVC double glazed door leading into:

Rear Porch

Door leading into downstairs WC and also has got a utility area with power and lighting for washing machine plus there's access through from this utility area to a storage area, uPVC double glazed door and matching side screen leading out to the side garden.

First Floor



First Floor Landing

Loft access, uPVC double glazed obscure window to the side, fitted carpet.



Master Bedroom (12' 3" x 12' 2") or (3.73m x 3.71m)

Two storage cupboards, one being the airing cupboard with the combination gas central heating boiler. uPVC double glazed picture window to the front, single radiator, fitted carpet, stippled ceiling.



Bedroom 2 (13' 7" x 8' 6") or (4.13m x 2.59m)

uPVC double glazed window to the rear, stippled ceiling, fitted carpet, one radiator, single door into storage cupboard.



Bedroom 3 (9' 2" x 4' 9") or (2.79m x 1.44m)

L-shaped bedroom around the bulkhead of the stairs narrowing down to 2.6M X 1.63M.

The bulkhead of the stairs is being utilised for cupboard storage, uPVC double glazed window to the front, single radiator, fitted carpet, stippled ceiling.



Family Bathroom (7' 2" x 5' 7") or (2.18m x 1.69m)

Three-piece suite in white which comprises a panelled bath, pedestal wash hand basin, low level WC, uPVC double glazed obscure window to the rear, walls from wash hand basin & bath are all tiled, electric shower over the bath, white heated towel rail, strip wood floor.

Outside

Front

Open-plan garden with brick walls, pillars either side of the concrete path leading up to the front door with a storm canopy and lawn either side.

Side

Enclosed by wood panel fencing, chipped area with some raised beds.

Rear

Flower borders, 5 bar wooden gate that opens out to a graveled area that can be utilized for parking for numerous vehicles, the garden is enclosed by wood panel fencing, borders surrounding, astro turf, the garden has a North-West orientation and to the side a Southerly orientation. There is also a summerhouse with power to remain with double opening doors and dual glazed panels either side.

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

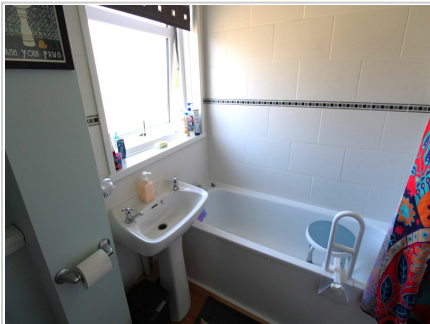
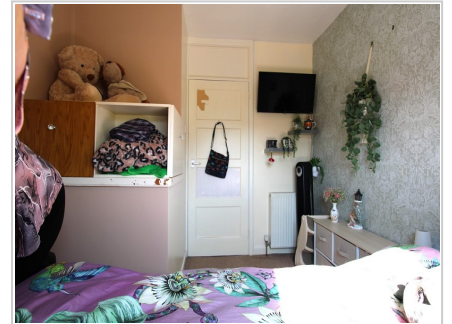
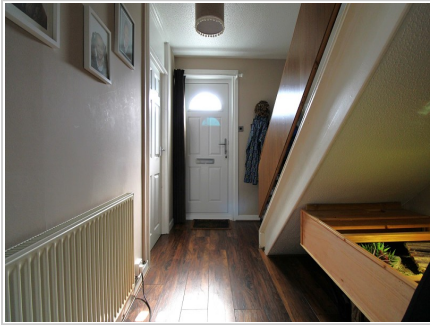
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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ESTATE AGENT VALUER ESTABLISHED 1968

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NO OBLIGATION VALUATION,
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**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.