

4-6 Dunraven Place, Bridgend. CF31 1JD

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

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

47 Cwm Felin
Blackmill
Bridgend
CF35 6EJ

299,500



- Spacious Family Home
- Detached 4 Double Bedrooms
- Located on a small development
- Beautiful setting to rear
- Integral Single Garage
- Double Driveway Parking
- Immaculate Landscaped Gardens
- Viewing Recommended



Ref: PRA11643

Viewing Instructions: Strictly By Appointment Only

General Description

The property benefits from integral garage & double driveway parking, utility area uPVC double glazing, gas central heating all carpets, blinds and light fittings are to remain. Generous size landscaped gardens to front & rear. The property has easy access to M4 junction 36 of the M4 motorway Spacious four double bedroom detached family home with En:suite & immaculate landscaped gardens. The property is located on a small development with many Country walks & cycle tracks close by with local facilities & amenities., Mc Arthur Glen Designer outlet and Bridgend Town Centre with all its facilities and amenities together with the main line train station. The property is sold inclusive of solar panels with an income to be confirmed by the vendor.

The property comprises: - GROUND FLOOR: - Entrance and Hallway; Open-Plan Lounge/Diner; Kitchen/Utility; Cloakroom. FIRST FLOOR: - Landing; Master Bedroom with En-suite and three further double bedrooms. OUTSIDE: - Double driveway parking with landscaped garden, and an immaculate generous size landscaped rear garden, backing on to wooded area.

Accommodation

Ground Floor

Entrance and Hallway

Via a composite front door with a square stained-glass panel entering the hall with laminate flooring, one radiator, access to first floor, feature archway, coved and skimmed ceiling, white panel door with brass effect fittings leading into: -

Open plan Lounge/Diner (27' 7" x 13' 7") or (8.40m x 4.13m)

Lounge Area

uPVC Georgian window to the front, attractive laminated flooring, one radiator, coved and skimmed ceiling, feature cream fireplace with a black and chrome electric fire inset, white panel door leading into a storage cupboard with ample storage, attractive archway leading into the dining room.

Dining Area

uPVC French doors to the rear, attractive laminated flooring, coved and skimmed ceiling, one radiator.



Dining Area

uPVC French doors to the rear, attractive laminated flooring, coved and skimmed ceiling, one radiator.



Kitchen/Utility (16' 8" x 12' 2") or (5.07m x 3.72m)

Generous size kitchen with a range of base and wall units in light oak with chrome fittings, complimentary worktop, chrome gas hob, double electric oven, one and a half stainless steel sink unit, splashback tiling, uPVC window to the rear, space for fridge and freezer, space for dresser, plumbed for automatic washing machine, plumbed for dishwasher, one radiator, attractive ceramic tiling to the floor, skimmed ceiling, white panel door leading into walk-in storage room with ample storage, attractive archway leading into:-



Utility Area

Complimentary worktop, plumbed for automatic washing machine and tumble dryer, attractive ceramic tiling to the floor, one radiator, splashback tiling, extractor fan, uPVC obscure glazed window to the side, half glazed uPVC door to the rear, wall mounted gas boiler, skimmed ceiling.



Cloakroom

Two-piece suite in white, splashback tiling behind the sink unit, attractive ceramic tiling to the floor, one radiator, skimmed ceiling, Upvc obscure glazed window to the side.

First Floor



Landing

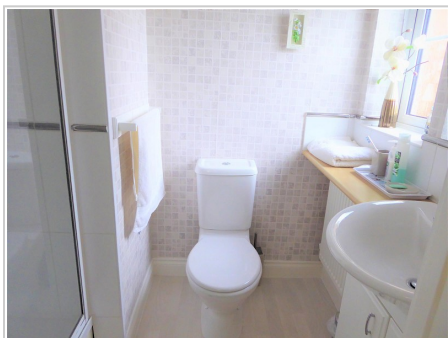
via a white spindle staircase, fitted carpet, skimmed ceiling, access to part-boarded loft, door leading into a storage cupboard with ample storage.

All doors' upstairs are white panel with brass effect fittings.



Master Bedroom (12' 3" x 9' 10") or (3.73m x 2.99m)

uPVC window to the rear, fitted carpet, one radiator, range of attractive white fitted wardrobes with glass sliding panel doors leading into: -



En-Suite

Three-piece suite in white with chrome fittings, sink is set in an attractive vanity unit in white with chrome fittings, vinyl flooring, one radiator, chrome power shower inside the shower cubicle, fully tiled, uPVC obscure glazed window to the side, skimmed ceiling with sunken spotlighting.



Bedroom Two (11' 10" x 13' 2") or (3.61m x 4.01m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, door leading into a cupboard housing the hot water tank and ample storage.



Bedroom Three (11' 10" x 8' 10") or (3.61m x 2.70m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, attractive white fitted wardrobes with glass sliding panel doors.



Bedroom Four (9' 6" x 12' 5") or (2.89m x 3.78m)

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



Family Bathroom

Three-piece suite in white with chrome fittings, chrome mixer taps over the bath, sink is set in an attractive white vanity unit with chrome fittings, attractive splashback tiling, inset mirror, shaving point, one radiator, vinyl flooring.

Outside



Front

Double driveway parking, attractive landscaped front with pea gravel, mature plants and shrubs, door to the garage with an up and over door.



Rear

An immaculate Generous size landscaped rear garden with decking areas, artificial grass lawn, pea gravelled areas, mature plants and shrubs, gate to rear leading to wooded area & the River Ogwr Fach, two side accesses to the property.

Services

Mains electricity, mains water, mains gas, mains drainage

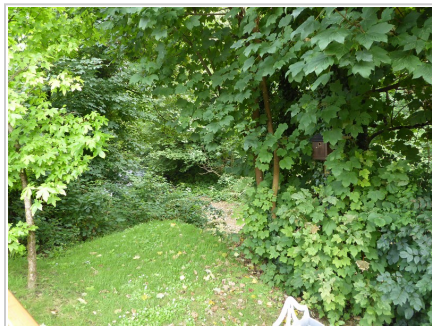
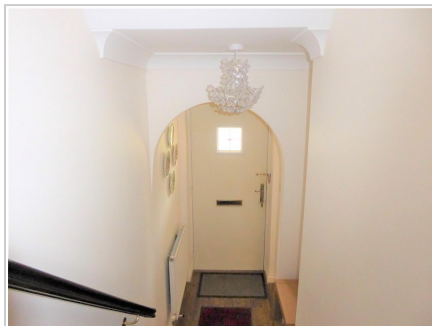
EPC Rating:89

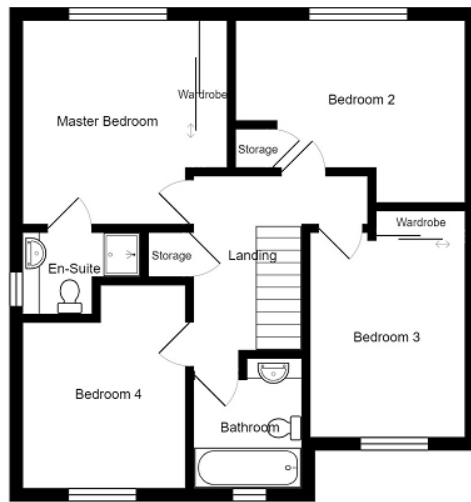
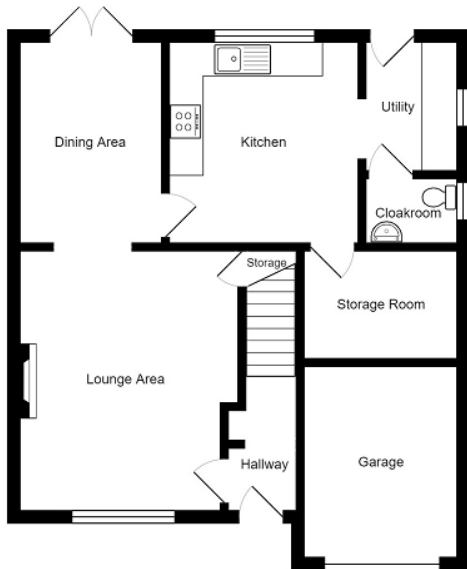
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.