

4-6 Dunraven Place, Bridgend. CF31 1JD

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38 Ffordd Y Groes
Bridgend
Bridgend County.
CF31 5EQ

299,995



- Spacious Family Accommodation
- Four Bedroom Detached Property
- En:suite to master
- Cloakroom
- Integral Garage
- Double Driveway & garden to Front
- Generous Size Rear Garden



Ref: PRA11762

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious Four-bedroom detached property with an integral garage. The property has uPVC double glazing and gas central heating via a combination boiler. All carpets and blinds are to remain. The property offers spacious family accommodation and benefits from a double driveway at the front and garage, with a generous size rear garden. The property is within walking distance of the local Primary School, restaurants, shops, and amenities that Broadlands has to offer. The property offers good access to the M4 Motorway, the A48 and the Bridgend Town Centre with all its amenities and facilities together with the mainline train station.

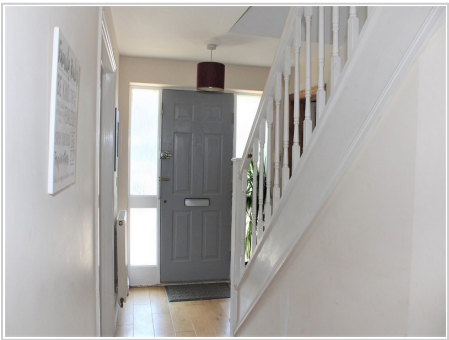
The property comprises: - GROUND FLOOR: - Entrance; Hallway; Integral Garage; Dining Room; Lounge; Downstairs Cloakroom; Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom with En-suite and three further bedrooms. OUTSIDE: - Double driveway and garage with a garden laid to lawn at front and a generous size rear garden.

Accommodation

Ground Floor

Entrance

via a composite front door entering a spacious hallway

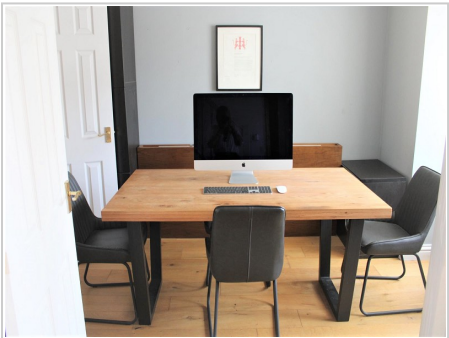


Hallway

Attractive oak strip flooring, one radiator, skimmed ceiling, access to first floor via a white spindle staircase.

Integral Garage

Power and lighting.



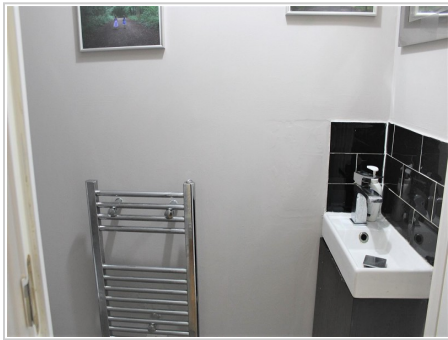
Dining Room

3.816m into bay x 2.702m
Feature French doors leading from hallway into dining room. uPVC box window to the front, attractive oak strip flooring, one radiator, skimmed ceiling.



Lounge

3.308m x 5.551m into box bay
Feature white panel door from dining room, attractive oak strip flooring, skimmed ceiling, feature French doors with two box bay windows, one radiator, white panel door leading back to hallway.



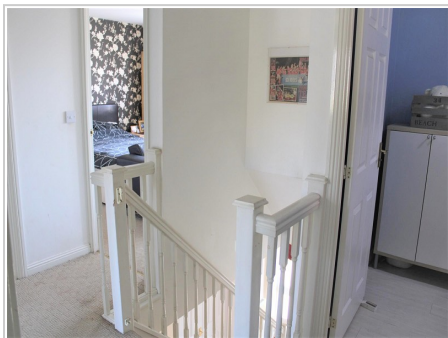
Downstairs Cloakroom



Kitchen (12' 7" x 13' 1") or (3.84m x 4.00m)

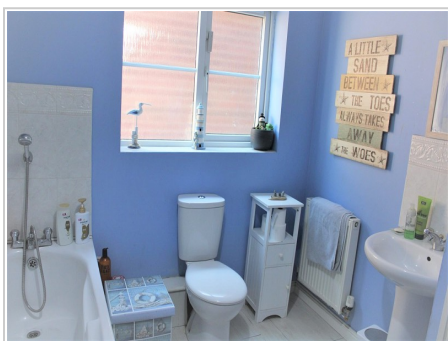
Range of base and wall units in light beech, complimentary worktop, splashback tiling, one and a half stainless steel sink unit, chrome gas hob, electric oven, chrome cooker hood, plumbed for automatic washing machine, space for fridge and freezer, attractive vinyl flooring, skimmed ceiling with strip lighting, uPVC window to the rear, half glazed composite door to the rear.

First Floor



Landing

Fitted carpet, skimmed ceiling, loft access, door leading into an airing cupboard that houses the Worcester boiler and storage.



Family Bathroom

Three-piece suite in white with chrome fittings, tiling around the bath area and sink unit, chrome mixer taps over the bath, attractive laminated flooring, one radiator, skimmed ceiling, extractor fan, uPVC obscure glazed window to the side.



Master Bedroom with En-suite (15' 9" x 11' 9") or (4.79m x 3.58m)

Spacious master bedroom, Two uPVC windows to the front, fitted carpet, one radiator, skimmed ceiling, one wall fitted with cream fitted wardrobes with chrome fittings, one radiator, door leading into:-



En-Suite

Three piece suite in white, double shower cubicle, fully tiled in the shower cubicle with a chrome power shower, vinyl flooring, one radiator, skimmed ceiling, extractor fan, uPVC obscure glazed window to the front.



Bedroom 2 (8' 10" x 14' 2") or (2.69m x 4.33m)

uPVC window to the rear, laminated flooring, one radiator, skimmed ceiling.



Bedroom 3 (10' 10" x 9' 0") or (3.29m x 2.74m)

uPVC window to the rear, laminated flooring, one radiator, skimmed ceiling.



Bedroom 4 (10' 8" x 6' 6") or (3.25m x 1.98m)

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

Outside

Front

Double driveway leading to the garage with up and over doors, garden laid to lawn, mature hedging.



Rear

Generous size rear garden with a patio area, garden laid to lawn, side access.

Services

Mains electricity, mains water, mains gas, mains drainage

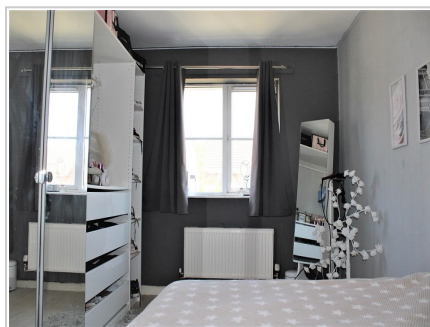
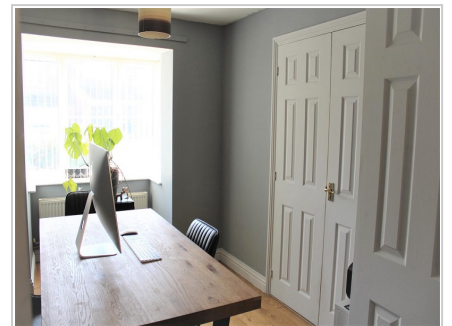
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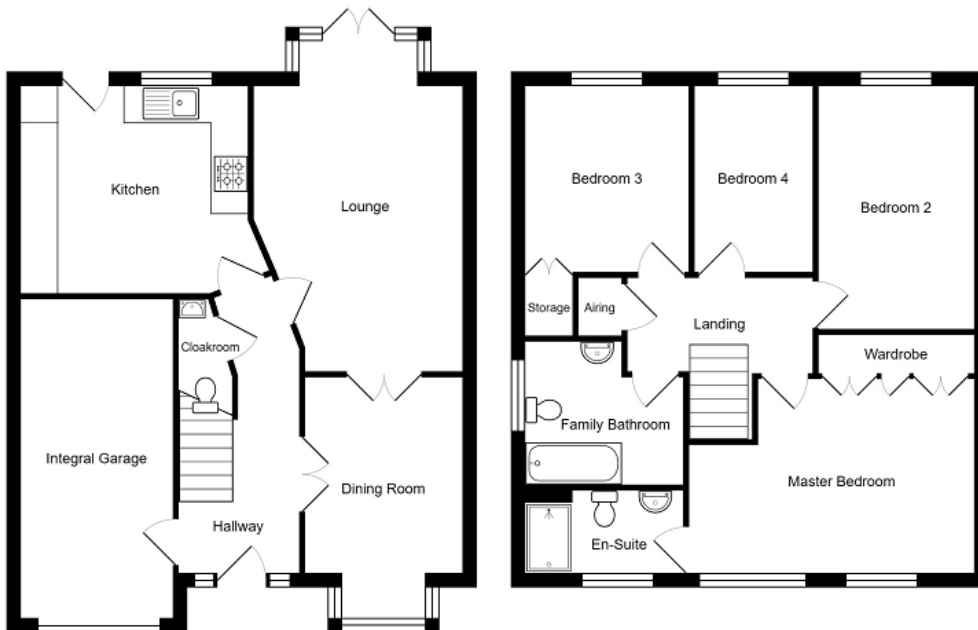
Tenure

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.