

4-6 Dunraven Place, Bridgend. CF31 1JD

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

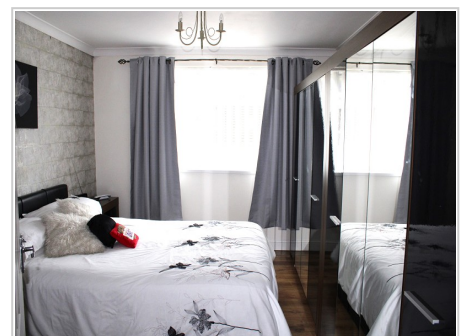
Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

9 Park Court Road
Bridgend
CF31 4BP

300,000



- Three Double Bedroom Detached Property
- Spacious Family Accommodation
- Impressive Landing
- Walking Distance of Newbridge Fields & Bridgend Town Centre
- Ample Driveway Parking & Garage
- Viewing Recommended



Ref: PRA11805

Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

Spacious three double bedroom detached family home with a driveway and garage. The property is within walking distance of Newbridge Fields and Bridgend Town Centre with its facilities and amenities including the main line train station. The property benefits from uPVC double glazing, gas central heating and maintenance free gardens at front and rear.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Lounge; Dining Room; Kitchen; Utility Room. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Maintenance free gardens, driveway and garage.

Accommodation

Ground Floor

Entrance

via a uPVC double glazed side door with a rose stained glass panel and an obscure glazed side panel.



Hallway

Attractive laminate flooring, one radiator, artex ceiling, access to first floor.



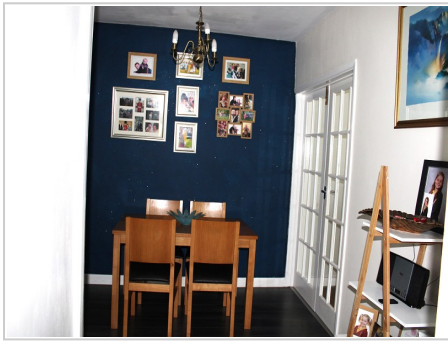
Downstairs Cloakroom

Spacious cloakroom with a two piece suite in white with chrome fittings, half tiled walls with attractive tiling, ceramic tiling to the floor,chrome heated towel rail, skimmed ceiling, uPVC obscure glazed window to the side.



Lounge (13' 9" x 20' 6") or (4.19m x 6.25m)

Spacious lounge with a feature uPVC picture window to the front, laminate flooring, two radiators, skimmed ceiling, two recesses either side of the firebreast wall, contemporary stone effect fireplace with a chrome living flame gas fire, feature Georgian glass french doors leading into the dining room.



Dining Room (9' 0" x 11' 11") or (2.74m x 3.64m)

Laminate flooring, one radiator, skimmed ceiling, feature Georgian glass french doors looking back out into the hall, door leading into an understairs cupboard with ample storage white panel bi-folding door leading into:-



Kitchen (14' 10" x 10' 4") or (4.52m x 3.14m)

Range of base and wall units in contemporary white high gloss, complimentary worktop, high level electric oven, ceramic hob and black high gloss splashback, chrome cooker hood, one and a half black sink unit with contemporary mixer taps, space for fridge freezer, space for dishwasher, vinyl flooring, uPVC window to the rear, skimmed ceiling with chrome spotlighting, half glazed uPVC door to the rear, white panelled bi-folding door leading into a utility room.



Utility Room

Half tiled walls, ceramic tiling to the floor, plumbed for automatic washing machine and tumble dryer, worktop, wall mounted Baxi combination boiler, skimmed ceiling, extractor vent.

First Floor



Landing

Feature gallery style spacious landing with attractive parquet flooring, skimmed ceiling, loft access, chrome spotlighting, uPVC window to the side, double white panelled doors leading into a spacious cupboard with ample storage.



Family Bathroom

Spacious family bathroom with a four piece suite in white with chrome fittings, freestanding bath with chrome waterfall taps, sink unit with waterfall taps, low level WC, corner shower cubicle with a chrome power shower, high gloss panelling inside, tiled around the and WC, sink and bath area, fully tiled with attractive tiling, vinyl flooring, one radiator, uPVC obscure glazed window to the rear, feature skimmed ceiling with sunken spotlighting.



Master Bedroom (15' 2" x 11' 5") or (4.62m x 3.49m)

uPVC window to the front, laminate flooring, coved and skimmed ceiling, one radiator.



Bedroom Two (14' 2" x 10' 11") or (4.31m x 3.32m)

uPVC window to the front, attractive laminate flooring, coved and skimmed ceiling, double fitted cupboards with ample storage.



Bedroom Three (10' 3" x 12' 7") or (3.13m x 3.83m)

uPVC window to the rear, laminate flooring, one radiator, coved and skimmed ceiling with spotlighting.

Outside



Front

Maintenance free front with a pea gravel area, circular patio area, generous size paviour driveway with ample parking for at least three cars leading up to the tandem garage with electric doors and a uPVC window to the side. Gate to the side of the property leading to the rear.



Rear

Maintenance free rear with patio areas, pea gravelled areas with plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

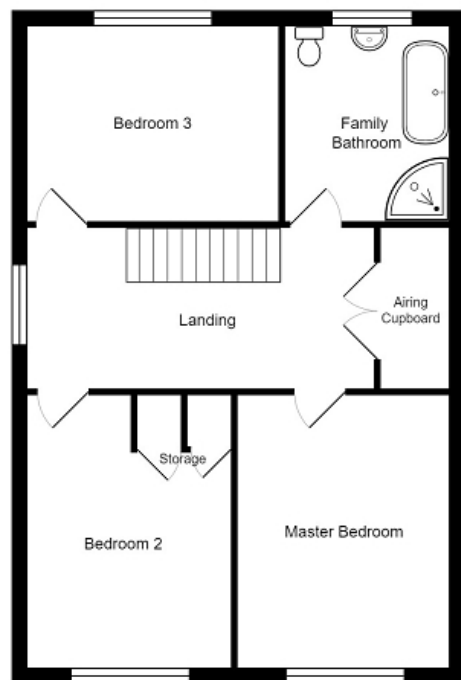
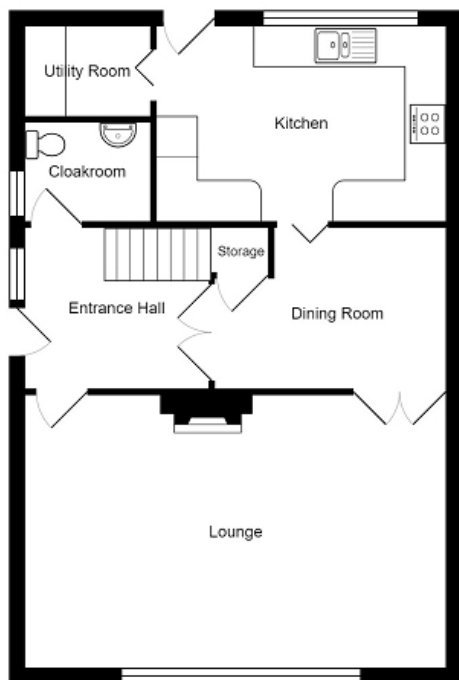
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.