

4-6 Dunraven Place, Bridgend. CF31 1JD

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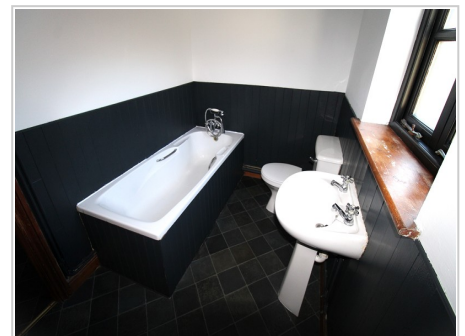
Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

4 Oak Terrace
Coytrahen
Bridgend
Bridgend County.
CF32 0DY

170,000



- Quaint 4 bedroom Double Fronted Cottage
- Retains Some Original Features
- Spacious Accommodation
- Beamed ceilings
- Ingle nook stone fireplace
- Internal Viewing Highly Recommended



Ref: PRA11815

General Description

Gareth L Edwards are pleased to market this Quaint Four bedroom double fronted cottage on the main road in the Village of Coytrahen. The property has a combination of hardwood and uPVC double glazing and gas central heating via a combination boiler. The property offers spacious family accommodation & benefits from family bathroom & shower room & retains some original features, i: e Original stone fireplace with bread oven, feature stone stairs case, oak panel doors. The property is within proximity of all local facilities and amenities to include the Nicholls Arms Tavern, the local Community Centre, Tondy Retail Park and the Tondy Shuttle Station. The property also provides good access to Bridgend Town Centre with all its facilities and amenities including the main line train station, Junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Lounge; Dining Room; Kitchen; Inner Hallway; Family Bathroom. FIRST FLOOR: - Landing; Master Bedroom and Three further bedrooms; Family Shower Room. OUTSIDE: - Generous size front garden and a maintenance free rear garden.

Accommodation

Ground Floor

Entrance; Lounge; Dining Room; Kitchen; Inner Hallway; Family Bathroom.

First Floor

Landing; Master Bedroom and Three further bedrooms; Family Shower Room.

Outside

Generous size front garden and a maintenance free rear garden with pedestrian access, parking area at the end of the row of cottages

Services

Mains electricity, mains water, mains gas, mains drainage

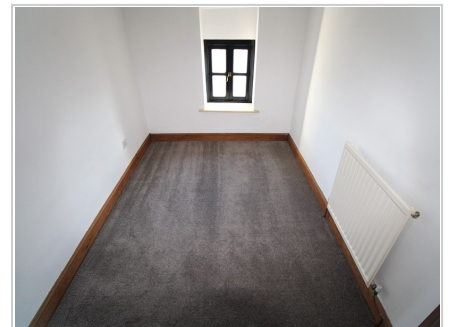
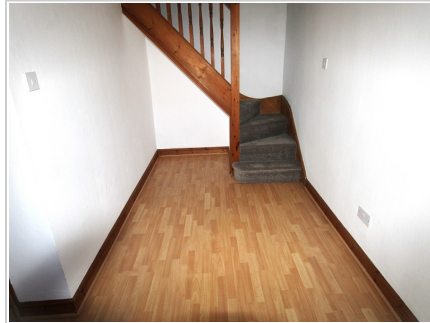
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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.