

4-6 Dunraven Place, Bridgend. CF31 1JD

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

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

6 Broadoak Way
Bridgend
CF31 4EQ

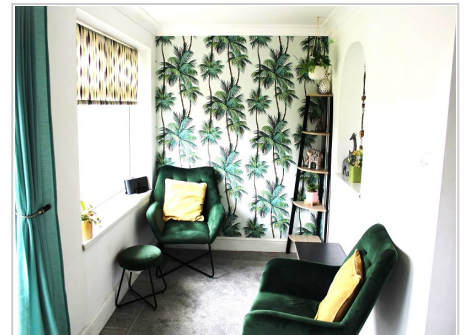
222,950



- NO ONGOING CHAIN/ MUST BE VIEWED
- 3 Bedroom Semi Detached Property
- Open plan living to rear
- Refurbished to High Standard
- South Facing Rear Garden
- Double Driveway Parking
- Internal Viewing Highly Recommended

Ref: PRA11817

Viewing Instructions: Strictly By Appointment Only



REDUCED

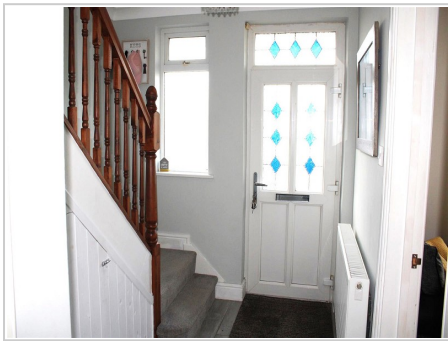
General Description

Refurbished extended Three-bedroom semi-detached property located in Bryntirion. The property has uPVC double glazing and gas central heating via a combination boiler. The property has been refurbished to a high standard and an internal viewing is highly recommended. The property benefits from a double driveway parking to front with generous size south facing garden to rear with storage outer building. The property is within good proximity of local facilities and amenities; Bryntirion Comprehensive School; Junctions 37 & 36 of the M4 Motorway; McArthur Glen Designer Outlet and the Bridgend Town Centre with all its facilities and amenities including the main line train station.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Lounge; Open-plan Living Incorporating Kitchen/Dining & Sitting Area . FIRST FLOOR: - Landing; Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Double driveway parking at front and a South facing rear garden.

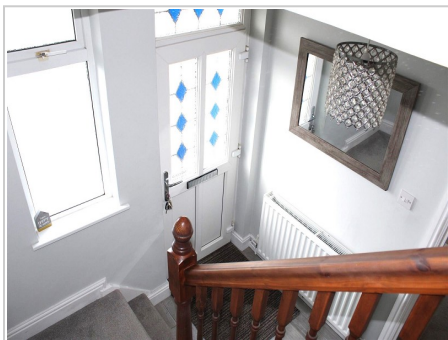
Accommodation

Ground Floor



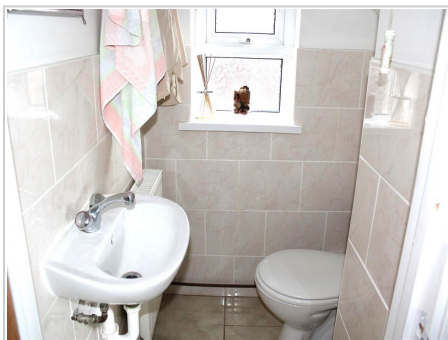
Entrance

via a half-glazed uPVC front door with attractive stained glass panelling, stained glass window to the top, at the side of the front door there's entry into the: -



Hallway

uPVC obscure glazed window to the front, spacious hallway with attractive ceramic tiling to the floor, one radiator, coved and skimmed ceiling, access to first floor via a spindle staircase, door leading into an understairs storage cupboard, door at the right leading into: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, ceramic tiling to the floor, half tiled walls, one radiator, skimmed ceiling, uPVC obscure glazed window to the side.



Lounge (13' 1" x 14' 10") or (3.99m x 4.52m)

uPVC window to the front & side, fitted carpet, one radiator, coved and skimmed ceiling, two recesses either side of the fire breast wall, feature wall mounted contemporary electric fire (to remain).



Spacious Open-Plan Living

3.836m x 6.041m x 6.333m narrowing down to 2.625m x 4.395m

12' 7" x 19' 9" narrowing down to 8' 7" x 14' 5"



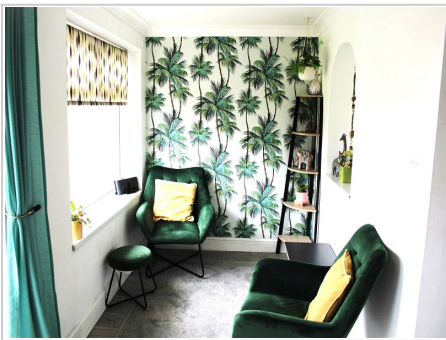
Kitchen

Quality fitted kitchen in white high gloss, complimentary worktop, one and a half stainless steel sink unit with contemporary mixer taps, five chrome gas hob and electric oven, chrome cooker hood, attractive splashback tiling, space for automatic washing machine, space for fridge and freezer, coved and skimmed ceiling, uPVC window to the side, attractive ceramic tiling.



Dining Area

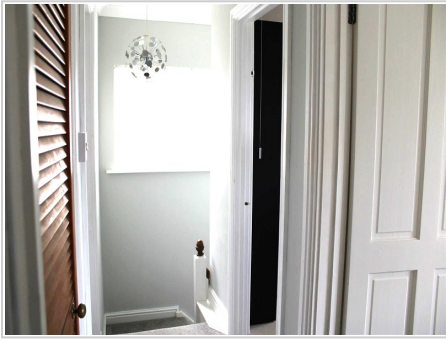
One radiator coved and skimmed ceiling, two recesses.



Sitting Area

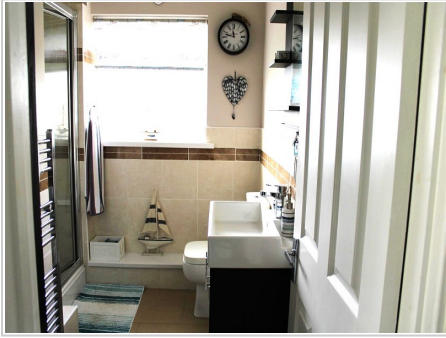
Feature uPVC French doors to the rear, attractive ceramic tiling, one radiator, coved and skimmed ceiling, uPVC window to the rear, chrome spotlighting.

First Floor



Landing

Fitted carpet, uPVC obscure glazed window to the side, coved and skimmed ceiling, loft access with a drop-down ladder, boarded and lighting, door leading into a storage cupboard with storage, Baxi combination boiler, white panel door with chrome fittings entering: -



Shower Room

Refurbished contemporary shower room with an enclosed shower cubicle with glass and chrome doors, multi head power shower, fully tiled in the shower cubicle, contemporary white sink unit with chrome mixer taps set in a contemporary black vanity unit with chrome fittings, low level WC, attractive ceramic tiling to the floor, half tiled walls, chrome heated shower rail, skimmed ceiling, uPVC obscure glazed window to the front.



Spacious Master Bedroom (12' 1" x 13' 0") or (3.68m x 3.97m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, array of contemporary white fitted wardrobes, uPVC window to the side.



Bedroom 2 (9' 7" x 13' 0") or (2.91m x 3.96m)

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



Bedroom 3 (9' 9" x 8' 11") or (2.97m x 2.71m)

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

Outside

Front

Double driveway parking with double wrought iron gates, mature plants and shrubs, side access.



Rear

South facing generous size rear garden with an attractive patio area, astro turfed area, second patio area, bordering mature plants and shrubs, outside lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

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.