

4-6 Dunraven Place, Bridgend. CF31 1JD

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

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

Brynawel House Bettws

Bridgend

Bridgend County.

CF32 8TA

265,000



- Three Double Bedroomed Detached House
- Set In It's Own Plot of Ground
- Double Fronted With Potential To Extend
- Extensive Driveway & Detached Garage
- Front, Side & Rear Gardens



Ref: PRA11827

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to present this three double bedroomed, double fronted detached property set in its own grounds, opposite St David's Church on the main road through Bettws and next to Bettws Primary School. It is a substantial property with front, side and rear gardens with extensive driveway parking and a detached garage. Bettws lies on the hill top between Brynmenyn, Llangeinor and Shwt, and is on the cusp of Bryngarw Country Park. Offering good access to junction 36 of the M4 Motorway and both Bridgend and Maesteg Town Centres with their facilities and amenities. The property has gas fired central heating via a newly fitted combination boiler, uPVC double glazing, floor coverings including fitted carpets.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Sitting Room; Living Room; Dining Room with Kitchen off; Rear Hallway; Downstairs Cloakroom. FIRST FLOOR: - Landing; Master Bedroom with Ensuite Shower Room; Two further Bedrooms. OUTSIDE: - Large Driveway and detached garage with front, side and rear gardens.

Accommodation

Ground Floor

Entrance

via a composite front door with a double glazed sealed unit above with a leaded inscription of the house name 'Bryn Awel'. Doors off to the following:-



Hallway

Carpeted staircase leading to the first floor with a wood banister and decorative wrought iron detail. Radiator, fitted carpet, artex ceiling, door leading into:-



Sitting Room (18' 1" x 9' 11") or (5.51m x 3.02m)

Two uPVC double glazed windows to the front, radiator, carpet, artex and coved ceiling.



Living Room (14' 10" x 11' 1") or (4.53m x 3.37m)

into the alcoves either side of the feature marble fireplace with a marble hearth and inset with a living flame coal effect gas fire. Two uPVC double glazed windows at the front with a uPVC double glazed panel looking out to the side, skimmed and coved ceiling, radiator, fitted carpet.



Dining Room (14' 6" x 12' 0") or (4.43m x 3.65m)

uPVC double glazed windows to either side of the room, two radiators, wood panel and coved ceiling, fitted carpet.

Open-plan Kitchen off Dining Room (7' 1" x 7' 2") or (2.16m x 2.19m)

Range of kitchen units to include inset single drainer stainless steel sink unit set in work surfaces with matching splashback, range of wall and floor cupboards with corner shelving, work surface area, uPVC double glazed window to the rear, tiled floor, space for fridge-freezer, wood panel and coved ceiling with a fluorescent light strip, double floor cupboard concealing space and plumbing for the washing machine, door leading out to:-

Rear Hallway

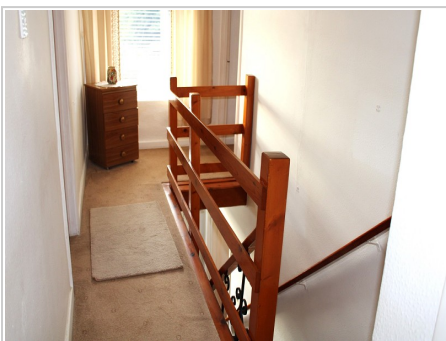
uPVC double glazed door leading out the side driveway, tiled floor, recess cloaks area, sliding door leading into:-



Downstairs Cloakroom

WC, tiled floor, radiator, uPVC double glazed obscure window to the rear.

First Floor



Landing

Generous size landing with uPVC double glazed window to the front, artex ceiling, fitted carpet, balustrade to the stairs, access to loft with pull-down ladder.



Master Bedroom (14' 0" x 12' 0") or (4.26m x 3.66m)

uPVC double glazed windows to either side of the room, artex ceiling, fitted carpet, one radiator, louvre door into an airing cupboard housing a modern Glow Worm combination central heating boiler, door leading into:-



En Suite Shower Room (13' 10" x 5' 2") or (4.21m x 1.58m)

Separate walk-in easy access shower cubicle which is panelled with a dual head shower over, vanity wash hand basin, low level WC, uPVC double glazed obscure window to the rear, skimmed ceiling, loft access, radiator, fitted carpet, walls half panelled with a dado to finish.



Bedroom 2 (14' 9" x 10' 4") or (4.50m x 3.16m)

uPVC double glazed window to the front, stippled ceiling, fitted carpet, radiator.



Bedroom 3 (14' 10" x 10' 0") or (4.52m x 3.05m)

uPVC double glazed window to the front, stippled ceiling, radiator, fitted carpet

Outside



Front

Brick built pillars with double wrought iron gates giving access to an extensive driveway, plus further pedestrian wrought iron gate with a stone wall and wrought iron railings with a paved garden at the front with two central shrub borders giving access to the front door.



Side

Established shrubs and flower borders with concrete drive that extends out for additional parking further up which could accommodate about six cars or a caravan/motorhome etc.



Garage (21' 0" x 10' 4") or (6.40m x 3.16m)

Detached garage accessed via an up and over.

Rear

Lawn divided by a concrete path and a block built wall to rear, outside tap, further hardstand and gravelled area. Wrought iron fencing to the opposite side of the garden.



Side.

Concrete path with a lawn and views over the hills in the distance.

Services

Mains electricity, mains water, mains gas, mains drainage

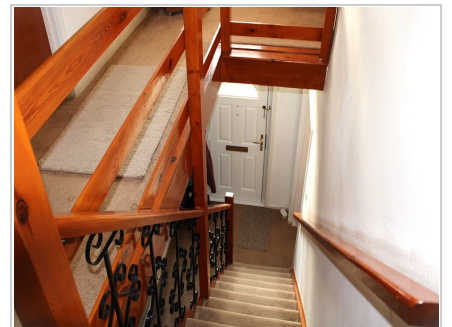
EPC Rating:51

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.