

4-6 Dunraven Place, Bridgend. CF31 1JD

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6 Braich-y-cymer Road
Pontycymer
Bridgend
CF32 8EP

160,000



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- .
- THREE DOUBLE BEDROOM DETACHED HOUSE
- SET IN ITS OWN GROUNDS
- IN NEED OF COMPLETE RENOVATION
- GREAT DEVELOPMENT POTENTIAL
- SET ON THE SIDE OF A HILL WITH VIEWS

Ref: PRA11840

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to present this unique opportunity to purchase this three double bedroomed detached house set in its own grounds. The property is in need of complete renovation however offers great potential for development. The grounds are overgrown but extensive (please refer to the attached Land Registry Title) with a generous drive access with two single garages at the end. Ideal for anyone wishing to grow produce or keep livestock or just enjoy generous outdoor space.

Set on the side of a hill with views over the surrounding Village and Valley, the Village boasts a High Street, Co-Operative Store & Life Centre and further up the Valley, the Calon Lan Park which was created from a re-claimed coal works with Woodland & Footpaths through the Hills, with a Pond and Interesting Sculptures.

Pontycymmer is located some 6.5 miles from the M4 motorway at Junction 36 and the McArthur Glen Designer Outlet.

The accommodation comprises:- Ground Floor: Entrance Hall with Bathroom off, Lounge, Dining Room, Kitchen. First Floor: Master Bedroom plus Two Further Double Bedrooms & Bathroom.

Accommodation

Entrance Hall

Kitchen (13' 2" x 11' 8") or (4.01m x 3.56m)

Access to lounge and dining room.

Lounge (15' 3" x 13' 4") or (4.65m x 4.06m)

Dining Room (12' 9" x 11' 3") or (3.89m x 3.43m)

Landing

Access to all bedrooms and bathroom.

Master Bedroom (9' 7" x 13' 4") or (2.92m x 4.06m)

Bedroom Two (12' 9" x 13' 1") or (3.89m x 3.99m)

Bedroom Three (9' 7" x 10' 5") or (2.92m x 3.17m)

Bathroom

Outside

Grounds to front and both sides. Driveway to rear with 2 single garages.

Services

Mains electricity, mains water, mains gas, mains drainage

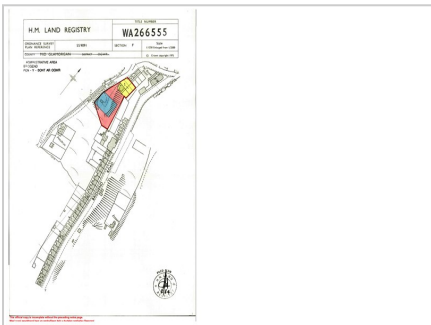
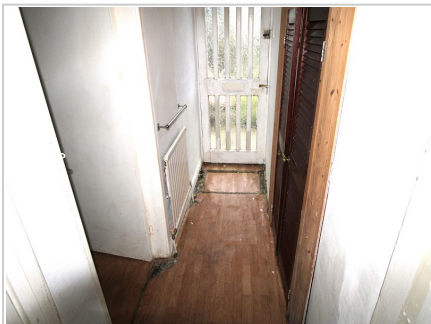
EPC Rating:32

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground Floor



First Floor

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.