

4-6 Dunraven Place, Bridgend. CF31 1JD

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25 Priory Avenue
Bridgend
Bridgend County.
CF31 3LP

319,995



- Traditional Extended Semi-Detached House
- Open Plan Living To Rear and Three Bedrooms
- Desirable South Side Location
- uPVC Double Glazed Windows
- Gas Central Heating
- Driveway Parking
- Outside Storage & Garage Storage
- Internal Viewing Highly Recommended



REDUCED

Ref: PRA11850

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this traditional three bedroom semi-detached extended property located on the South side of Bridgend Town to the coastal side of Ewenny roundabout. The property has been considerably extended to the ground floor rear resulting in offering spacious and well laid out open-plan family accommodation. The property is within good proximity of Heritage Coastline at Ogmores-by-Sea and Southerndown and also offers good access via the A48 to the M4 motorway with routes to Cardiff and Swansea with access to junctions 35, 36 & 37 depending on the orientation of your travel. Bridgend Town Centre itself has the Mainline Train Station with a range of other facilities and amenities plus the property is within close proximity of local retail parks. With uPVC double glazing, gas fired central heating and a range of floor coverings including fitted carpets, laminate and tiled flooring, there is driveway parking at both front and side, rear garden, outside store and what was a garage which now creates extra storage plus a garden shed. An internal viewing of the property is highly recommended.

The property comprises: - GROUND FLOOR: - Entrance & Entrance Hall; Downstairs Cloakroom; Lounge; Open-Plan Sitting Room, Dining Room, Kitchen & Utility Area. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Front and rear gardens with parking at the front and side.

Accommodation

Ground Floor



Entrance and Hallway

Feature composite front door with matching side panels and leaded glazed detail, original features such as the picture rails, dado rail, carpeted dog leg staircase to first floor, radiator, fitted carpet, door to understairs storage, door leading into:-



Downstairs Cloakroom

Two-piece white suite including a low level WC, mini wall mounted wash hand basin, inset spotlighting, uPVC double glazed obscure window to the side, radiator, vinyl flooring.



Lounge (10' 0" x 11' 4") or (3.06m x 3.46m)

3.6m x 3.46m plus bay window

Feature uPVC double glazed bay window to front, skimmed and coved ceiling, feature fireplace with a marble hearth and inset and a living flame gas fire, recesses either side, radiator, fitted carpet.



Open-Plan Area

Sitting Room, Dining Room, Kitchen & Utility Area.



Sitting Room (11' 4" x 10' 11") or (3.46m x 3.33m)

Coved ceiling, feature fireplace with a wooden fire surround, marble hearth and insert and a living flame gas fire, recesses either side with wall lighting, contemporary granite style wall radiator, laminate flooring.



Kitchen/Dining Room (19' 5" x 10' 2") or (5.92m x 3.09m)

Dining Section

Large uPVC double glazed sliding patio doors to the rear, skimmed and coved ceiling, contemporary radiator, laminated flooring extending through.

Kitchen Area

Range of kitchen units in a cream and chrome theme, China one and a half bowl, single drainer sink unit inset in granite worktops, range of floor cupboards incorporating drawer units, integrated fridge, inset five gas burner hob with electric under oven, chrome extractor above, range of wall cupboards with granite

splashback and tiling, uPVC double glazed window to the rear, laminated flooring, skimmed and coved ceiling, contemporary granite style wall radiator.



Utility Area

uPVC double glazed door to the side with uPVC double glazed obscure window, inset single bowl stainless steel sink unit set in granite work surfaces, range of floor cupboards, integrated washing machine, wall cupboards, integrated freezer, drawer units, larder style cupboard, cupboard concealing the Worcester combination gas central heating boiler, coved ceiling, laminated flooring.

First Floor

Landing

Skimmed ceiling, balustraded stairs, carpet, uPVC double glazed panel matching the feature front door and side panels.



Master Bedroom (11' 3" x 12' 0") or (3.43m x 3.65m)

3.43m plus bay window x 3.65m

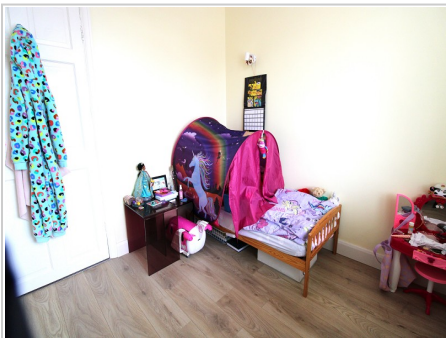
uPVC double glazed bay window to the front, coved ceiling, picture rails, fitted carpet, single radiator.



Bedroom 2 (11' 7" x 11' 3") or (3.54m x 3.44m)

3.54m plus bay window x 3.44m

uPVC double glazed bay window to the rear, coved ceiling, fitted carpet, radiator, wall to wall built-in wardrobes with hanging rail and shelving, locker cupboards above.



Bedroom 3 (7' 7" x 7' 5") or (2.32m x 2.26m)

uPVC double glazed window to the front, skimmed ceiling, period style contemporary radiator, laminate flooring, loft access via a pull-down ladder.



Family Bathroom (7' 10" x 8' 1") or (2.40m x 2.46m)

Four-piece suite in white with a panelled bath, separate corner shower cubicle, vanity wash hand basin, low level WC, tiled walls, tiled flooring, skimmed ceiling, uPVC double glazed obscure window to the rear, chrome heated towel rail, extractor fan.

Outside

Front

Open-plan front with block paviour parking with established shrub borders, steps leading up to a feature arched storm canopy porch with the block paviments leading down the side of the property with further parking leading up to a door into the lean-to storage.

Side

Lean-to undercover storage is 5m x 2m with a concrete base, double wooden doors leading into the garage that is now storage which has power and lighting which is 4.37m x 2.49m and windows to the side. Wooden pedestrian gate giving access to the rear garden.



Rear

Outside tap, paved patio, lawn, established shrub borders, enclosed with wood panel fencing, paved patio at the bottom end of the garden, decked area at the back of the garage, stepping stone paving over the lawn, rear garden shed, fruit trees and established shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

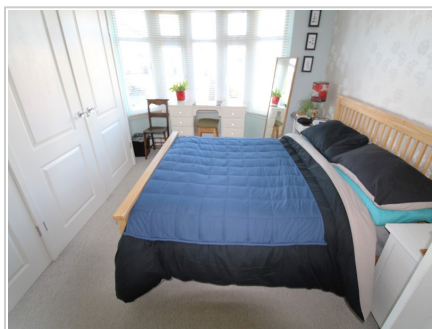
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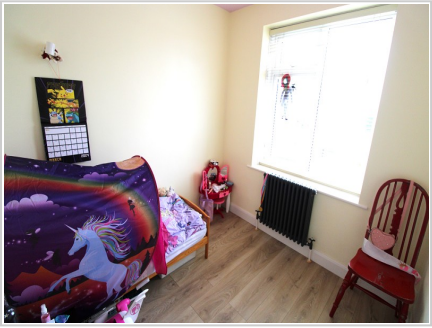
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



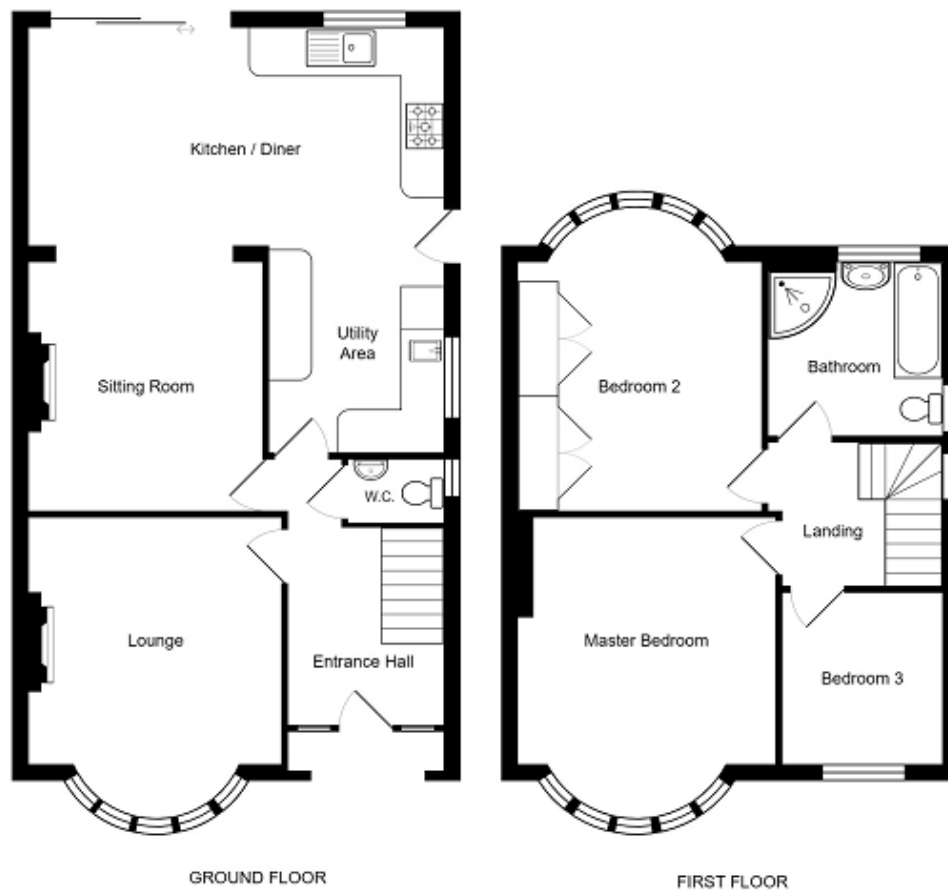




GROUND FLOOR



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.