

4-6 Dunraven Place, Bridgend. CF31 1JD

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56 Park Court Road
Bridgend
CF31 4BP

315,000



- NO ONGOING CHAIN
- Four Bedroomed Detached Property
- Prime Location & Walking Distance of Town
- uPVC Double Glazing Windows
- Gas Central Heating
- Requires Updating
- Resin Driveway & Detached Garage



Ref: PRA11851

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this four bedroomed detached property located in this desirable residential area on the outskirts of Bridgend Town Centre and within close proximity of Newbridge Fields and the Halo Life Centre. The property is within walking distance of the Town Centre with all its facilities and amenities including the Mainline Train Station plus Bridgend is located just off the M4 corridor at junction 36 and the McArthur Glen Designer Outlet. With gas fired central heating, uPVC double glazing, a range of floor coverings, and gardens at front and rear with a Resin driveway for parking leading up to a detached garage. The property is in need of updating and is being sold with no ongoing chain and Probate has been granted.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; L-Shaped Lounge/Dining Room; Kitchen/Breakfast Room. FIRST FLOOR: - Landing; Master Bedroom and Three further bedrooms; Family Bathroom. OUTSIDE: - Front and rear gardens with driveway and detached garage.

Accommodation

Ground Floor

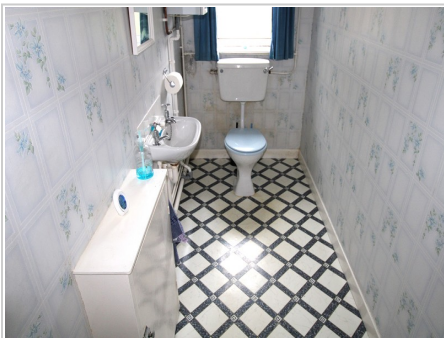
Entrance

via a uPVC double glazed side door with matching side screen leading into:-



Hallway

Artex and coved ceiling, fitted carpet(original parquet flooring beneath), door to understairs storage, carpeted staircase leading to first floor, radiator, door leading into:-



Downstairs Cloakroom (10' 2" x 3' 11") or (3.10m x 1.20m)

uPVC double glazed obscure window to the rear, two piece suite comprising of WC, wall mounted wash hand basin, skimmed ceiling, vinyl tiled floor, cupboard concealing the electrics, Valiant wall mounted gas central heating boiler, coat hooks.



L Shaped Lounge/Dining Room (21' 7" x 13' 5") or (6.57m x 4.08m)

uPVC double glazed picture windows to the front, skimmed and coved ceiling, carpet(original parquet flooring beneath), two radiators, feature marble and tiled fireplace.

Dining Room Section (20' 3" x 9' 5") or (6.17m x 2.86m)

Skimmed and coved ceiling, carpet, radiator, door leading into:-



Kitchen/Breakfast Room (17' 3" x 10' 2") or (5.25m x 3.10m)

Accessible also from the Entrance Hall

Range of kitchen units including a one and a half bowl single drainer sink unit set in work surface areas with tiled splashback, range of floor cupboards incorporating drawer units, four ring gas hob with extractor hood above and wall cupboards, tallboy unit with a Neff double electric oven, space and plumbing for a washing machine, uPVC double glazed window and door to the rear, tiled floor, artex and coved ceiling, radiator.

First Floor



Landing

Skimmed and coved ceiling, carpet, radiator, open balustrade.



Master Bedroom (13' 1" x 10' 1") or (4.00m x 3.08m)

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



Bedroom Two (11' 9" x 11' 1") or (3.58m x 3.38m)

uPVC double glazed window to the front, papered ceiling, carpet, radiator, two double door fitted wardrobes with locker cupboards above and dressing table with mirror.



Bedroom Three (11' 6" x 10' 4") or (3.51m x 3.14m)

uPVC double glazed window to the rear, papered ceiling, carpet, radiator.



Bedroom Four (11' 0" x 6' 6") or (3.35m x 1.99m)

uPVC double glazed window to the side, access to generous loft space , fitted carpet, door into airing cupboard housing the hot water tank.



Family Bathroom (9' 9" x 8' 3") or (2.96m x 2.52m)

Four piece coloured suite comprising of a bath, pedestal wash hand basin, low level WC, corner shower cubicle with electric shower, panelled walls and tiled walls, skimmed and coved ceiling, vinyl tiled floor, radiator, uPVC double glazed obscure window to the rear.

Outside



Front & Side

Garden laid to lawn with shrub borders, accessed via double wrought iron gates, Resin driveway and resin path to the front, two outside porch lamps.



Rear

Detached garage accessed via up and over doors, wooden pedestrian gate giving access to the rear, outside tap, garage has side door and window with power, concrete paths, lawn with shrub borders and enclosed by wood panel fencing and block built walls.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

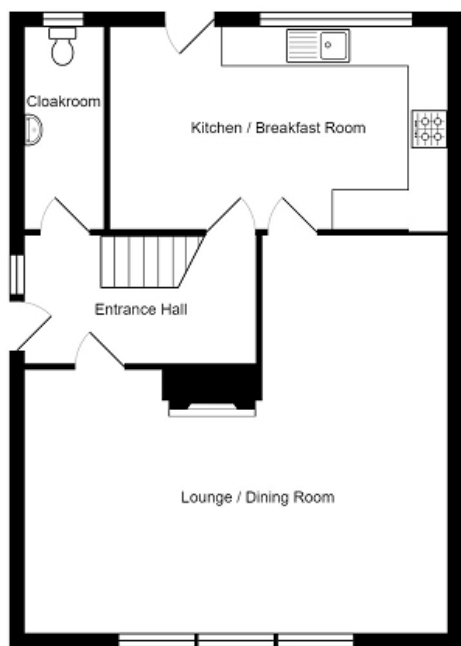
Tenure

We are informed that the tenure is Freehold and Leasehold

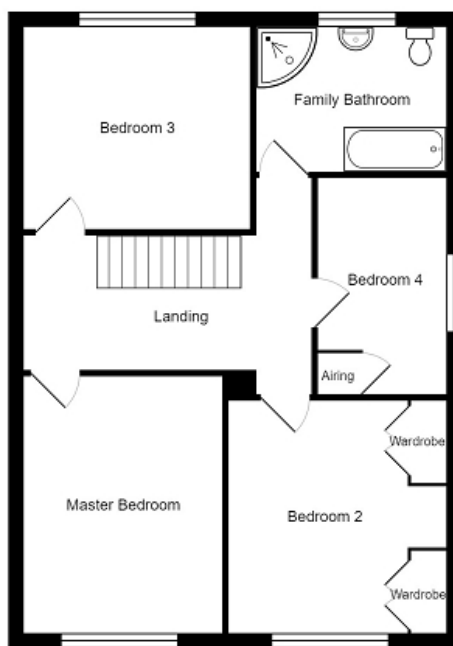
Council Tax

Band Not Specified





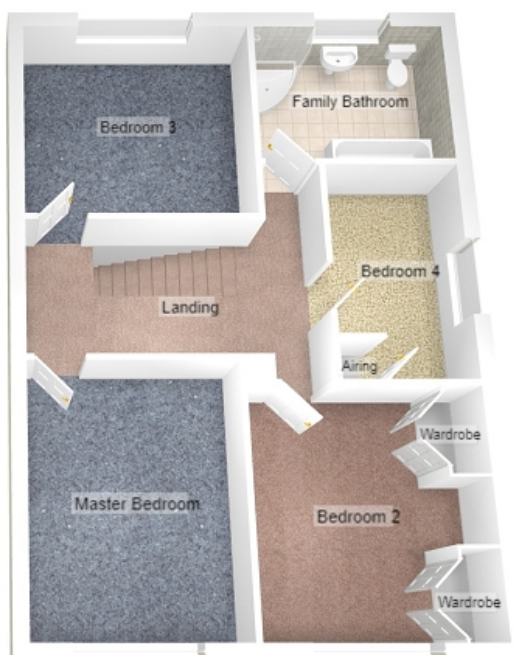
GROUND FLOOR



FIRST FLOOR



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.

