

4-6 Dunraven Place, Bridgend. CF31 1JD

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23 Carn Wen
Broadlands
Bridgend
CF31 5BW

385,000



- Double Fronted Regency Style House
- Four Bedroomed Detached
- uPVC Double Glazing Windows
- Gas Central Heating
- Spacious Victorian Style Conservatory
- Two En-Suite Shower Rooms
- Generous Driveway Parking
- Double Detached Garage
- Prime Location



Ref: PRA11855

Viewing Instructions: Strictly By Appointment Only

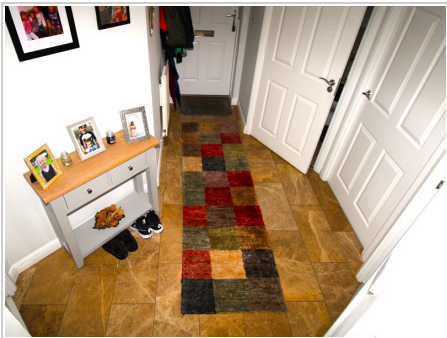
General Description

Gareth L Edwards Ltd are pleased to offer this double fronted four bedroomed detached Regency style home located within this popular residential area of Broadlands. The property is within close proximity of walks leading along Park Wood giving good access and walkability into Bridgend Town Centre via Newbridge Fields. Broadlands is located to the West of Bridgend Town Centre with good access into the Town itself with a range of facilities and amenities including the Mainline Train Station. Broadlands also boasts a shopping precinct and Junior School within close proximity. Set on the approach to a quiet hammerhead the property benefits from uPVC double glazing, gas fired central heating, a range of floor coverings which include laminate, tiles and carpet, a substantial conservatory and two ensuite bedrooms. With front and rear gardens with side drive access leading down to an enclosed parking area and double detached garage.

The property comprises: - GROUND FLOOR: - Entrance & Hallway; Downstairs Cloakroom; Lounge; Study; Open-Plan Kitchen/Dining Room through to Conservatory. FIRST FLOOR: - Landing; Master Bedroom and En-suite; Bedroom Two and En-suite; Two further bedrooms; Family Bathroom. OUTSIDE: - Front and rear gardens with driveway parking and a double detached garage.

Accommodation

Ground Floor



Entrance & Hallway

via front door into an entrance hall with tiled floor, skimmed and coved ceiling, radiator and doors off to the following:-



Downstairs Cloakroom (4' 9" x 4' 9") or (1.46m x 1.44m)

Skimmed ceiling, extractor fan, tiled floor, white low level WC, pedestal wash hand basin, heated chrome towel rail.



Lounge (13' 11" x 12' 1") or (4.24m x 3.68m)

uPVC double glazed windows either side of the feature fireplace with a marble hearth, plus uPVC double glazed French doors leading out onto the rear garden, skimmed and coved ceiling, laminate floor, two radiators.



Study (8' 4" x 8' 11") or (2.55m x 2.73m)

Skimmed and coved ceiling, uPVC double glazed windows to the side and front, laminate floor, single radiator.

Open-Plan Kitchen/Dining Room (23' 2" x 10' 0") or (7.07m x 3.06m)

7.07m x 3.06m widening out to 4.15m in the dining area x 3.34m



Dining Section

uPVC double glazed windows to both front and side, skimmed and coved ceiling with inset spotlighting, laminate floor, contemporary radiator.



Kitchen Section

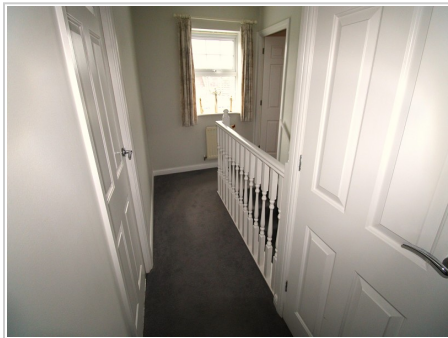
Range of kitchen units in a beech and chrome theme that include a one and a half bowl single drainer stainless steel sink unit set in work surface areas with splashback, range of floor cupboards which include integrated dishwasher, three drawer unit, Range cooker with splashback and chrome extractor above, range of wall cupboards including display cabinets, integrated fridge-freezer with wracking style pull-out units either side, laminate floor, space and plumbing for washing machine, skimmed and coved ceiling with inset spotlights, understairs storage cupboard, opening and access through to:-



Conservatory (21' 7" x 11' 9") or (6.58m x 3.58m)

Spacious Victorian style Conservatory with Laminate flooring, double opening sliding doors at the side leading out to the rear garden.

First Floor



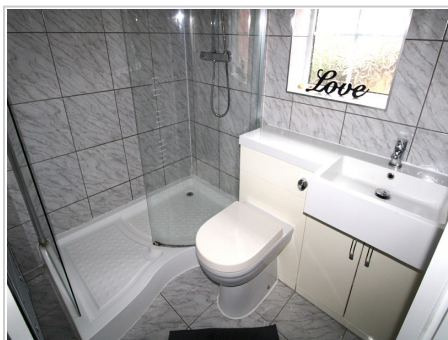
Landing

Skimmed ceiling with inset spotlighting, uPVC double glazed window to the rear, fitted carpet, balustrade to the stairs, airing cupboard housing the Worcester gas combination central heating boiler. Loft access, boarded with integrated stepladder.



Master Bedroom (11' 2" x 13' 9" x 11' 7") or (3.41m x 4.18m x 3.52m)

3.41m opening up to the door recess to 4.18m x 3.52m but excluding treble door built-in wardrobes with hanging rail and shelving. uPVC double glazed windows to the front and side, skimmed ceiling, carpet, radiator, door leading into:-



En Suite Shower Room (6' 10" x 5' 2") or (2.09m x 1.57m)

Walk-in shower with dual shower heads, tiled walls, combination WC and vanity unit, tiled floor, chrome heated towel rail, uPVC double glazed obscure window to the side, skimmed ceiling with inset spotlighting, extractor fan.



Bedroom Two (9' 5" x 8' 11") or (2.86m x 2.73m)

2.86m x 2.73m excluding double door wardrobes with hanging rail and shelving uPVC double glazed window to the front, skimmed ceiling, laminate flooring, single radiator.



En-Suite (5' 6" x 5' 5") or (1.68m x 1.65m)

uPVC double glazed obscure window to the side, corner shower cubicle, vanity floating wash hand basin, low level WC, contemporary floating storage, tiled floor, skimmed ceiling with inset spotlighting, extractor fan, chrome towel rail



Bedroom Three (11' 3" x 8' 4" x 8' 10") or (3.43m x 2.53m x 2.70m)

3.43m narrowing down to 2.53m x 2.7m

Skimmed ceiling, laminate flooring, single radiator, uPVC double glazed windows to the front and side.



Bedroom Four (10' 4" x 6' 10") or (3.16m x 2.09m)

3.16m x 2.09m excluding treble door built-in wardrobes with hanging rail and shelving.

uPVC double glazed window to the side, skimmed ceiling, laminate flooring, single radiator.

Family Bathroom (7' 10" x 5' 7") or (2.38m x 1.70m)

uPVC double glazed obscure window to the front, three piece suite comprising of a white bath, pedestal wash hand basin, low level WC, half tiled walls, cradle head shower fitment from mixer taps over the bath, vinyl tile effect flooring, double radiator, skimmed ceiling.

Outside

Front

Open-plan laid to lawn with some established shrubs and paved paths leading up to the front door and a storm canopy, paved path leading down the side tarmac drive access around to the rear.

Rear

Established rear garden, low maintenance, patio area, panel fencing, garden pond, steps leading down to a further patio area, chippings with raised brick built flower borders with established shrubs, range of outside power and outside taps, rear pedestrian wooden gate giving access out to the parking area. The parking area can easily take four vehicles or accommodated a caravan or motorhome. The driveway extends down to the rear of the property where there are double five bar opening gates to the generous parking and access to:-

Detached Double Garage (16' 9" x 16' 11") or (5.11m x 5.16m)

Accessed by two individual up and over doors with power and lighting and benefitting from eaves floored storage and integrated stepladder.

Services

Mains electricity, mains water, mains gas, mains drainage

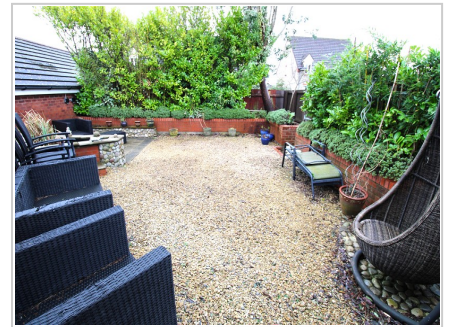
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.