

4-6 Dunraven Place, Bridgend. CF31 1JD

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Bridgend
Bridgend County.
CF31 5AS

299,995



- MUCH SOUGHT LOCATION
- Four Bedroom Detached Property
- Garage Conversion
- Downstairs Cloakroom
- Utility Room
- Master Bedroom with En-Suite
- Generous Size Plot
- Driveway Parking

Ref: PRA11862

Viewing Instructions: Strictly By Appointment Only

General Description

Four bedroom detached family home with garage conversion located in Broadlands. The property is within proximity of Bridgend Town Centre with a range of facilities and amenities including the Mainline Train Station, Junction 35/36 M4 Motorway. Broadlands also boasts a shopping precinct and Junior School within proximity. The property has uPVC double glazing and gas central heating.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Garage Conversion; Open-plan Lounge/Diner; Kitchen; Utility Room; Downstairs Cloakroom. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom with En-suite and three further bedrooms. OUTSIDE: - Open-plan front garden with double driveway parking, side access and an enclosed rear garden.

Accommodation

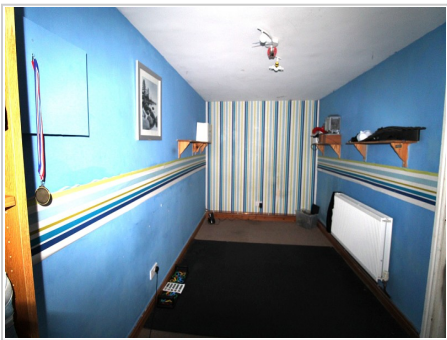
Ground Floor

Entrance

via an Aluminium coated front door with two stained glass panels.

Hallway

Ceramic tiling to the floor, access to first floor.



Garage Conversion (17' 5" x 8' 5") or (5.30m x 2.56m)

uPVC double glazed window to the front, fitted carpet, skimmed ceiling, spotlighting, one radiator.

Open-Plan Lounge/Diner - L-Shaped (23' 11" x 13' 6") or (7.30m x 4.12m)

uPVC double glazed window to the front, artex ceiling, one double radiator, feature fireplace with a marble hearth and inset, laminated flooring, white panel door leading into a storage cupboard with ample storage, attractive archway leading into: -



Lounge Area

uPVC double glazed window to the front, artex ceiling, one double radiator, feature fireplace with a marble hearth and inset, laminated flooring, white panel door leading into a storage cupboard with ample storage, attractive archway leading into: -



Dining Area

uPVC patio doors to the rear, laminated flooring, one radiator, artex ceiling.



Kitchen (12' 4" x 9' 6") or (3.76m x 2.90m)

Range of base and wall units in light beech with chrome fittings, complimentary worktop, stainless steel sink unit, gas hob and electric oven, splashback tiling, space for fridge-freezer, uPVC double glazed window to the rear, ceramic tiling to the floor, artex ceiling with spotlighting, one radiator, white panel door leading into:

-

Utility Room

Worktop area, plumbed for automatic washing machine, space for tumble dryer, one radiator, splashback tiling, wall mounted Ideal combination boiler, ceramic tiling to the floor, half glazed aluminium coated door to the rear.



Downstairs Cloakroom

Two-piece suite in white with the sink set in a vanity unit, splashback tiling, ceramic tiling to the floor, one radiator, uPVC obscure glazed window to the side, artex ceiling.

First Floor

Landing

Fitted carpet, skimmed ceiling, loft access.



Family Bathroom

Three-piece suite in white with chrome fittings, sink is set in a white vanity unit with shelving, electric shower over bath, half tiled walls with shower curtain, laminated flooring, one radiator, uPVC obscure glazed window to the rear, artex ceiling, half tiled walls around the WC.



Master Bedroom with En-suite (13' 9" x 11' 8") or (4.20m x 3.55m)

uPVC double glazed window to the front, fitted carpet, one radiator, artex ceiling, door leading into a storage cupboard with ample storage, white panel door leading into: -



En-Suite

Three-piece suite in white, fully tiled inside the shower cubicle with chrome power shower, sink set in a vanity unit with splashback tiling, vinyl flooring, low level WC, one radiator, artex ceiling, uPVC obscure glazed window to the front.



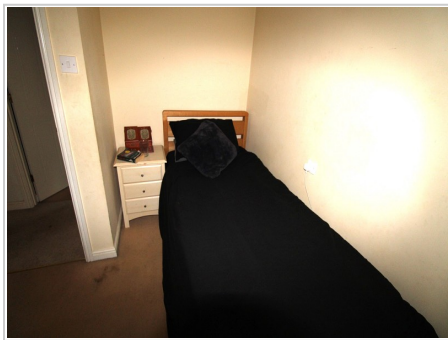
Bedroom 2 (11' 3" x 11' 1") or (3.42m x 3.39m)

uPVC double glazed window to the rear, fitted carpet, one radiator, artex ceiling, one wall fitted with white panel doors with fitted wardrobes.



Bedroom 3 (13' 9" x 8' 4") or (4.19m x 2.54m)

uPVC double glazed window to the front, uPVC double glazed window to the side, one double radiator, door leading into cupboard with ample storage.



Bedroom 4 (9' 4" x 9' 2") or (2.85m x 2.79m)

uPVC double glazed window to the rear, fitted carpet, one radiator, artex ceiling.

Outside



Front

Open-plan garden laid to lawn, double driveway parking.

Side

Side access



Rear

Enclosed rear garden with a decking area, pea gravelled area, mature plants and trees, patio area.

Services

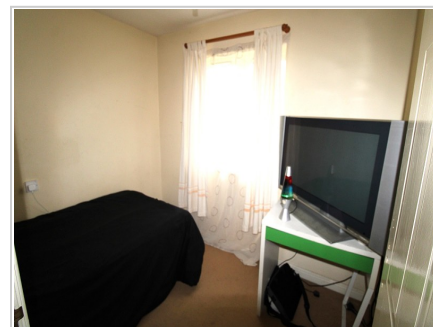
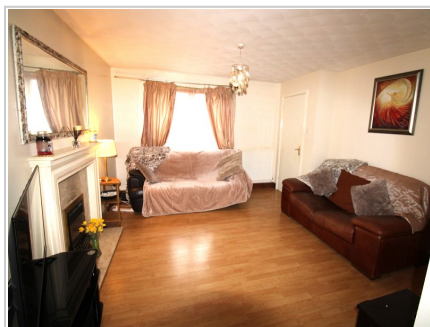
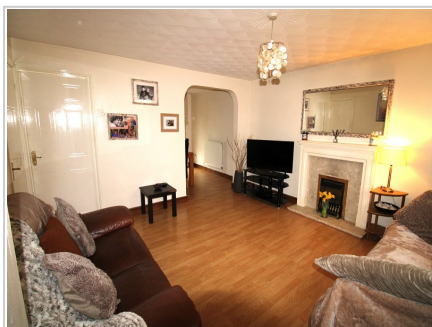
Mains electricity, mains water, mains gas, mains drainage

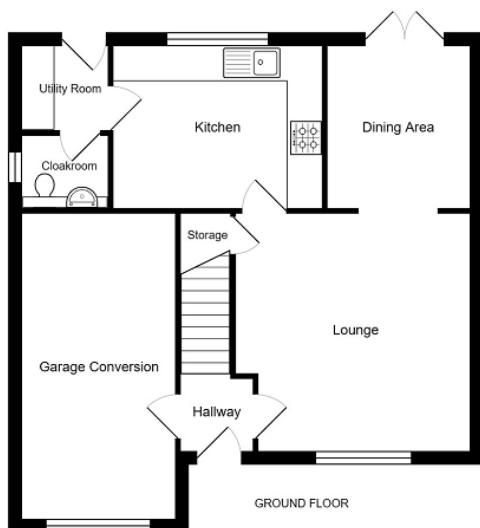
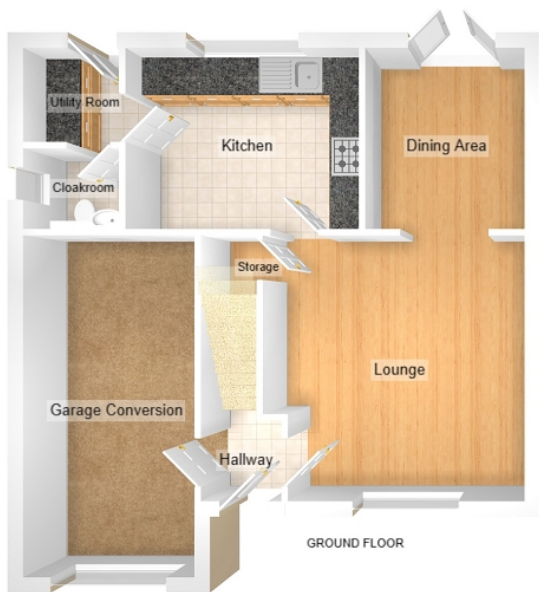
Tenure

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.