

4-6 Dunraven Place, Bridgend. CF31 1JD

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399,995



- *SOUGHT AFTER LOCATION*
- PERIOD 3 BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS FAMILY ACCOMMODATION
- EXTENDED TO SIDE & REAR
- IMMACULATE LANDSCAPED GARDENS
- *MUST BE VIEWED*



Ref: PRA11876

Viewing Instructions: Strictly By Appointment Only

General Description

New to the market this substantial 3 double-bedroom period semidetached property located on this most sought-after residential street in Bridgend, conveniently located within walking distance of reputable schools, Newbridge fields & Bridgend Town Centre. The property is set on a generous size plot with well maintained and mature gardens to front and rear. The property also benefits from a spacious driveway with ample parking & an integral garage. All carpets, blinds and light fittings are to remain. The property has mostly uPVC double glazing and gas central heating.

The property comprises: - GROUND FLOOR: - Spacious L Shaped Entrance & Hallway; Spacious Downstairs Cloakroom; Extended Open-Plan Lounge/Diner; Second Sitting Room; Kitchen; Spacious Utility Room; Integral Garage. FIRST FLOOR: - Landing; Family Bathroom; Extended Master Bedroom with walk-in wardrobe & Jack & Jill En-suite, two further Double bedrooms. OUTSIDE: - Ample Driveway parking leading to garage, generous size well maintained gardens to front & rear.

Accommodation

Ground Floor



Entrance

via a Georgian glass wooden front door leading into an impressive spacious L-shaped hallway with attractive Parquet flooring, access to first floor via light oak spindle staircase, door leading into a storage cupboard with ample storage, feature arched recess with shelving and lighting, coved and skimmed ceiling.



Spacious Downstairs Cloakroom

Two-piece suite in white with chrome fittings, attractive laminated flooring, one radiator, coved and artex ceiling, original arched obscure glazed wood window to the side.



Spacious Open-Plan Lounge/Diner (24' 0" x 12' 9") or (7.31m x 3.88m)

uPVC Georgian bay window to the rear, feature uPVC Georgian patio doors with full screen windows to the side, fitted carpet, two radiators, coved and artex ceiling, feature white fire surround with a marble effect hearth and inset with an electric fire inset.



Second Sitting Room (15' 6" x 15' 4") or (4.72m x 4.67m)

Feature Georgian French doors to the front, attractive Parquet flooring, coved and artex ceiling, one radiator, feature stone fireplace, arched recess with shelving.



Kitchen (11' 3" x 12' 1") or (3.44m x 3.68m)

Cream shaker farmhouse style kitchen, complimentary worktop, ceramic hob and double oven, extractor fan, under unit lighting, two glass display cabinets with lighting, integrated dishwasher and fridge, one and a half cream sink unit with chrome mixer taps, ample room for table and chairs, one radiator, attractive laminated flooring, coved and artex ceiling, uPVC Georgian window to the rear, recess with shelving, attractive splashback tiling, half glazed oak door leading into:-



Spacious Utility Room (9' 11" x 13' 0") or (3.02m x 3.95m)

Cream Shaker style farmhouse style base units, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, splashback tiling, coved and skimmed ceiling, one radiator, uPVC Georgian window to the rear, fully glazed Georgian door to the rear, plumbed for automatic washing machine, space for fridge or freezer.

Door in the utility room leading into: -

Integral Garage

Spacious garage with Up and over doors, power, and lighting.

First Floor



Landing

Spacious gallery style landing with a spindle staircase, uPVC Georgian window to the front, fitted carpet, textured ceiling, loft access, one radiator, door leading into: -



Family Bathroom

Three-piece suite in white with chrome fittings, chrome mixer shower taps over the bath, sink set in an attractive vanity unit, ceramic tiling to the floor, half panelled walls, coved and skimmed ceiling with chrome sunken spotlighting, one radiator, uPVC obscure glazed window to the side, square recess with shelving.



Spacious Master Bedroom (23' 0" x 13' 0") or (7.01m x 3.95m)

uPVC Georgian window to the rear, fitted carpet, one double radiator, coved and artex ceiling, white panel door leading into a walk-in wardrobe with ample hanging space, fitted carpet and lighting.

White panel door off the master bedroom leading into a Jack & Jill En-suite.



Jack & Jill En-Suite

Two piece suite in white to include a corner shower cubicle with a chrome multi head power shower, sink set in an attractive high gloss vanity unit with chrome fittings, attractive ceramic tiling to the floor, fully tiled around the shower area and sink unit, mirror and lighting over the sink unit, one radiator, uPVC obscure glazed window to the rear, coved and skimmed ceiling.



Bedroom 2 (19' 4" x 13' 2") or (5.89m x 4.02m)

Two uPVC Georgian windows to the rear, fitted carpet, one radiator, coved and skimmed ceiling, double fitted wardrobes with ample storage, white door leading into an airing cupboard with ample storage and radiator, access to Jack & Jill shower room.



Bedroom 3 (11' 6" x 13' 2") or (3.51m x 4.01m)

uPVC Georgian window to the front, attractive wood strip flooring, one double radiator, dado rail, coved and artex ceiling, white louvre door leading into storage cupboard with ample storage and office space, double louvre doors leading into another ample storage cupboard with ample storage.

Outside



Front

Generous size driveway leading up to the garage with up and over doors with ample parking, caravan, campervan, cars etc. Well, established mature front garden with a garden laid to lawn with mature trees, plants and shrubs, patio area.



Rear

Well, established mature generous size rear garden with a patio area, garden laid to lawn, mature trees, plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

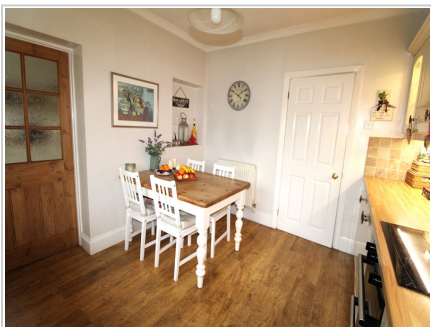
EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





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.