

4-6 Dunraven Place, Bridgend. CF31 1JD

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Tondu
Bridgend
Bridgend County.
CF32 9GE

185,000



- NO ONGOING CHAIN
- Ideal First-Time Buyer
- 2 Bedroom Semi-Detached Property
- Driveway Parking
- Generous Size Rear Garden
- Popular Development



Ref: PRA11877

Viewing Instructions: Strictly By Appointment Only

General Description

Two-bedroom semi-detached property located on a popular Development located in Tondy. The property has uPVC double glazing and gas central heating, all carpets, blinds & most light fittings are to remain. The property benefits from a generous size driveway to the side and generous size rear garden. The property is within walking distance of Tondy retail park & the village of Aberkenfig with all its facilities & amenities; local rail link and junction 36 of the M4 Motorway & Mc Arthur Glen designer outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Lounge; Kitchen/Diner. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and one further bedroom. OUTSIDE: - Open-plan front with driveway to side.

Generous size rear garden and side access.

Accommodation

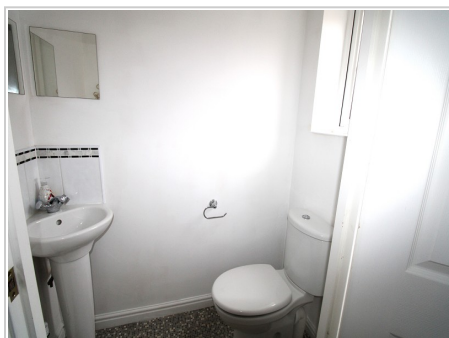
Ground Floor

Entrance

via an aluminium coated front door with two obscure glazed panels.

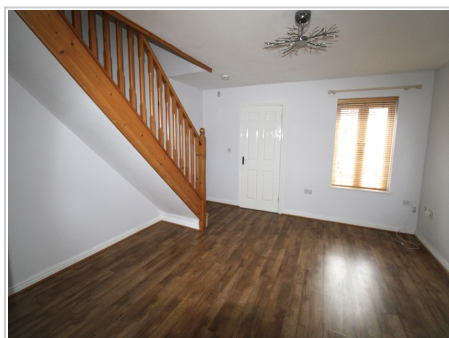
Hallway

Laminated flooring, one radiator, skimmed ceiling, white panel door with chrome fittings leading into: -



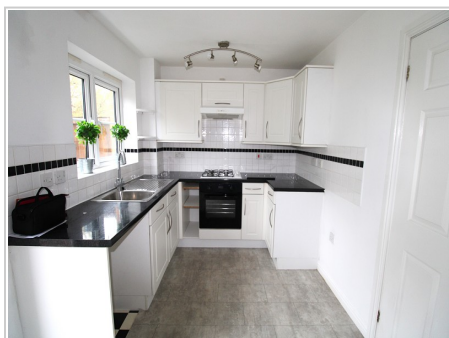
Downstairs Cloakroom

Two-piece suite in white with chrome fittings, splashback tiling behind the sink unit, vinyl flooring, uPVC obscure glazed window to the front, skimmed ceiling, extractor fan, one radiator.



Lounge (13' 9" x 13' 8") or (4.20m x 4.16m)

uPVC window to the front, oak spindle staircase to the first floor, laminated flooring, one radiator, skimmed ceiling.



Kitchen/Diner (12' 4" x 8' 0") or (3.77m x 2.45m)

Kitchen Area

Range and unit in white with chrome fittings, complimentary worktop, stainless steel sink, splashback tiling, gas hob, electric oven, extractor fan, built-in refrigerator, built-in automatic washing machine, vinyl flooring, uPVC window to the rear.

Dining Area

uPVC patio doors to the rear, one radiator, breakfast bar area, skimmed ceiling.

First Floor



Landing

Fitted carpet, one radiator, skimmed ceiling, loft access, white panel door leading into a cupboard with ample storage and houses the Worcester combination boiler.



Family Bathroom

Three-piece suite in white with chrome fittings, fully tiled around the bath area with a glass and chrome shower screen and a chrome power shower, half tiled walls around the WC and sink unit, vinyl flooring, one radiator, skimmed ceiling, extractor fan, uPVC obscure glazed window to the rear.



Master Bedroom (10' 6" x 10' 6") or (3.21m x 3.21m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, white panel door leading into a walk-in wardrobe with ample storage.



Bedroom 2 (7' 5" x 12' 0") or (2.25m x 3.65m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, alcove with storage space.

Outside

Front

Open plan to the front with driveway parking.



Rear

Generous size rear garden with garden laid to lawn, decking area, side access.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:75

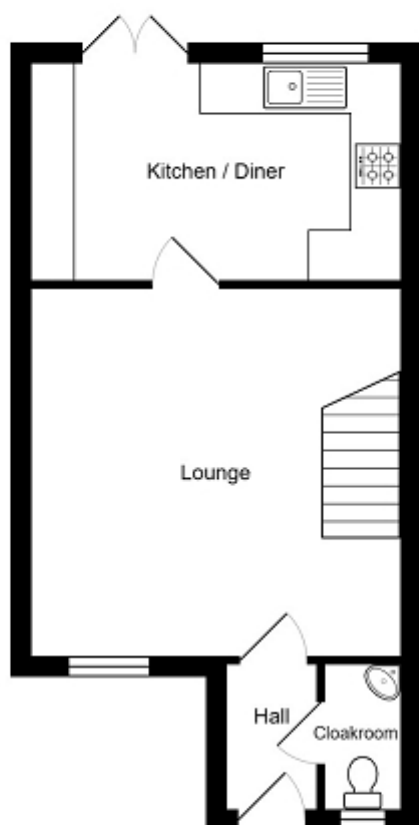
Tenure

We are informed that the tenure is Freehold

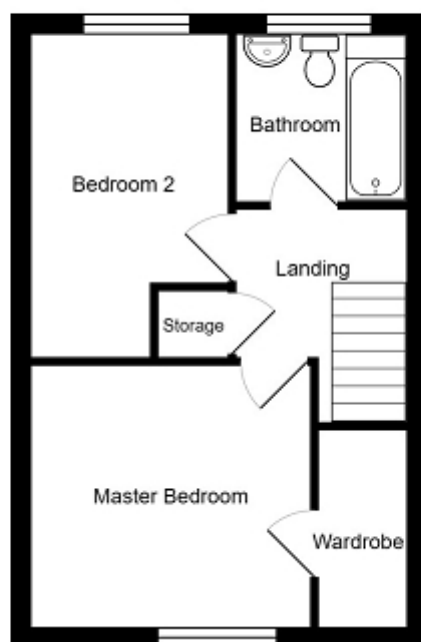
Council Tax

Band C





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.