

4-6 Dunraven Place, Bridgend. CF31 1JD

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12 Station Row
Pontyrhyl
Bridgend.
CF32 8PJ

£124,950



- Deceptive extended 4 double bedroom end-terrace property
- Internal viewing is highly recommended to appreciate
- Views over surrounding countryside
- Ideal family home
- Set in semi-rural location
- Garden & garage to rear



Ref: PRA10597

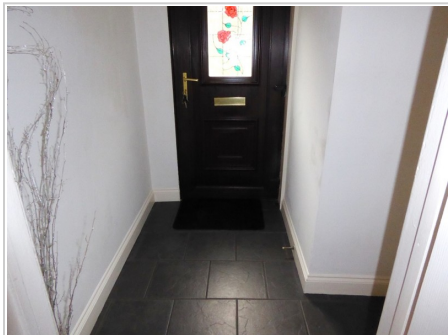
Viewing Instructions: Strictly By Appointment Only

General Description

Deceptive extended 4 double bedroom end-terrace property, situated in the semi-rural village of Pontyrhyl set on the route to the Garw Valley with views to the front over surrounding hillsides & woodland. The property is within access of Junction 35 of the M4 Motorway, Sainsbury's supermarket, Pontycymmer with all its amenities, facilities, Co-operative supermarket, school and high street of Oxford Street with its retail shops. The property is offered for sale inclusive of Upvc double glazing with teak finish and gas combination central heating. The accommodation comprises of: Ground floor: Entrance Hall; Lounge; Sitting Room; Kitchen/Breakfast Room. First floor: Landing; four double bedrooms; family bathroom. Outside: Rear decking area; rear garden laid to lawn; detached garage to rear.

Accommodation

Ground Floor



Entrance Hall

Access via Upvc front door, skimmed & coved ceiling, cupboard concealing electric meter & fuse box, door leading to:



Lounge (18' 10" x 11' 7") or (5.73m x 3.52m)

Upvc windows to front, Upvc French doors leading to rear, skimmed & coved ceiling, laminate flooring, two radiators.



Sitting Room (20' 10" x 13' 10") or (6.34m x 4.22m)

Narrowing to 2.93m

Open-plan wood stained Balustrade newly carpeted staircase to first floor, skimmed & coved ceiling, feature fireplace with marble effect hearth & inset, laminate flooring, single radiator, door to under-stair storage.



Kitchen/Breakfast Room (13' 6" x 8' 6") or (4.12m x 2.58m)

Upvc windows to side & rear, Upvc door to rear, comprehensive range of kitchen units to include one and a half sink unit set in work surface with tiled splashback, electric ceramic halogen hob with electric under-oven, extractor hood, tiled flooring, single radiator, cupboard housing combination central heating boiler, plumbed for automatic washing machine, space for under-counter fridge & freezer, skimmed ceiling.

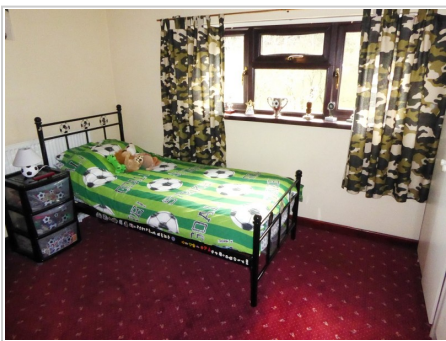
First Floor

Landing



Bedroom 1 (14' 0" x 10' 0") or (4.27m x 3.06m)

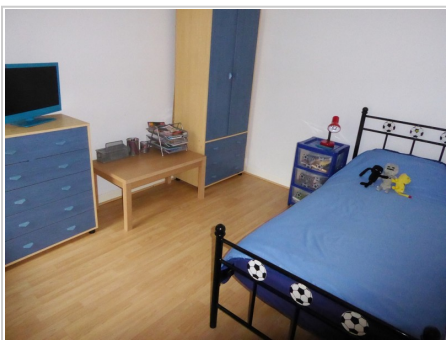
Skimmed & covered ceiling, feature fireplace with tiled hearth, Upvc window to front, single radiator, stained floorboards, wood stain skirting.



Bedroom 2 (L-Shaped) (11' 8" x 10' 5") or (3.55m x 3.18m)

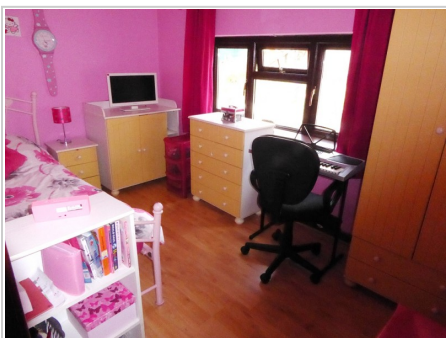
Narrowing to 2.50m

Skimmed & covered ceiling, Upvc window to front, radiator, fitted carpet.



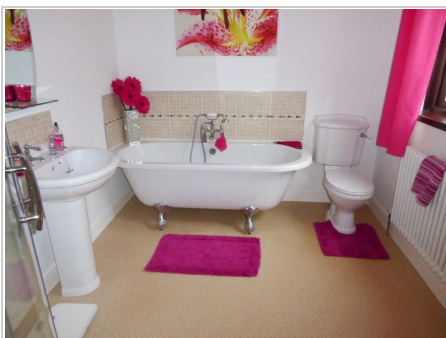
Bedroom 3 (10' 6" x 8' 8") or (3.19m x 2.64m)

Skimmed & covered ceiling, laminate flooring, Upvc window to rear, double radiator.



Bedroom 4 (11' 6" x 7' 10") or (3.51m x 2.40m)

Skimmed & covered ceiling, radiator, laminate flooring, Upvc window to rear.



Family Bathroom (9' 0" x 7' 8") or (2.75m x 2.33m)

Spacious four piece suite in white comprising claw foot bath, low level W.C, pedestal wash-hand basin, shower cubicle, splashback tiling to bath & wash-hand basin, skimmed ceiling, inset spotlighting, extractor fan, radiator, Upvc obscure glazed window to side.

Outside



Front

On street parking with side pedestrian gate giving access to decking area, rendered walls with pillar tops & fencing.



Rear

Side pedestrian wood-slat gate, rendered walls with pillar tops & fencing, outside tap, block-built walls with wrought iron rail, shallow steps & hand-rail leading to wrought iron gate & block paved path, garden laid to lawn, established hedge, flowerbeds

Detached Garage

Access via side lane & up-and-over doors, Upvc door to rear, wooden single glazed window to side, power & lighting.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

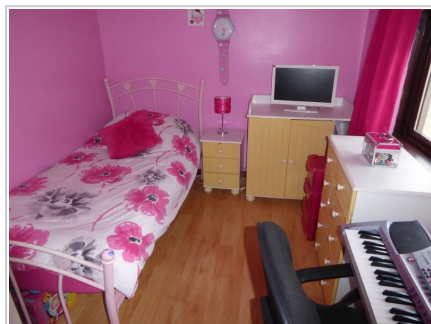
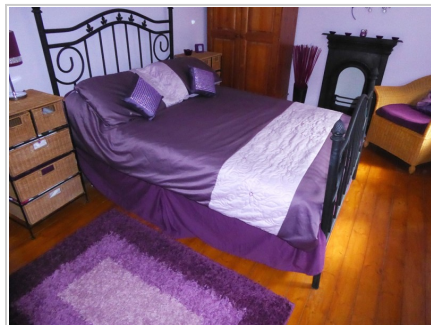
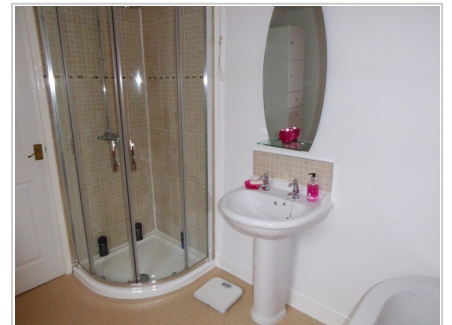
Mains electricity, mains water, mains drainage, mains gas

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.