

4-6 Dunraven Place, Bridgend. CF31 1JD

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1 Tynycoed Terrace

Canola

Sarn

Bridgend

CF32 9UB

179,995



- NO ONGOING CHAIN & VACANT POSSESSION
- Four Bedroom End of Terrace Character Cottage
- Spacious Accommodation
- uPVC Double Glazing & Gas Central Heating
- Driveway Parking



REDUCED

Ref: PRA11857

General Description

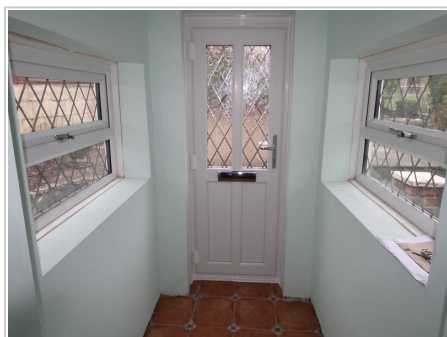
Gareth L Edwards Ltd is pleased to offer this four bedroom end of terrace character cottage, located on the cusp of the villages of Sarn and Bryncethin. The cottage is tucked away off the road and is approached via the driveway and front garden. The property has been extended in the past years and now offers spacious family accommodation.

Sarn is located just off Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet. There is good access to the M4 for commuters and beyond the M4 there is good access into Bridgend and the Town Centre with its facilities and amenities plus local retail parks. The property is being sold with no ongoing chain and vacant possession, with uPVC double glazing, gas fired central heating, log burner and a range of floor coverings to include carpets and tiles.

The property comprises: - GROUND FLOOR: - Entrance & Porch; Lounge through Dining Room; Kitchen/Breakfast Room; Inner Hallway; Shower Room; Inner Hallway; Second Sitting Room or Games Room. FIRST FLOOR: - Landing; Master Bedroom and Three further bedrooms; Family Bathroom. OUTSIDE: - Gardens and Driveway Parking.

Accommodation

Ground Floor



Entrance and Porch

via uPVC double glazed front door into the front porch with uPVC double glazed windows either side of the porch, skimmed ceiling, tiled floor, door with glazed leaded effect detail leading into:-



Lounge Through Dining Room (24' 1" x 13' 0") or (7.33m x 3.96m)

(narrowing down to 2.62m)

Two uPVC double glazed windows to the front plus uPVC double glazed French doors, feature fireplace with a log burner, wood mantle and slate hearth, skimmed ceiling, two radiators, door with leaded effect detail into:-



Kitchen/Breakfast Room (24' 2" x 8' 10") or (7.37m x 2.69m)



Kitchen Area

Cream kitchen which comprises a comprehensive range of kitchen units, including a one and a half bowl single drainer stainless steel sink unit, set in work surface areas with tiling to the walls, range of floor cupboards incorporating drawer units, larder cupboard, range of wall cupboards, including display cabinets plus wall mounted plate racks, brand new five ring range cooker, space and plumbing for washing machine and dishwasher, dome ceiling unit bringing light into the kitchen, uPVC double glazed obscure eye level window, tiled floor, radiator, oak door leading into:-

Inner Hallway

Ideal for coats etc and this takes you through to a second sitting room or games room.



Second Sitting Room or Games Room (14' 7" x 11' 9") or (4.45m x 3.58m)

uPVC double glazed French doors looking out onto the front drive, textured ceiling, carpet, radiator, wall mounted electric fire.

Another oak door from kitchen leading into:-

Inner Hallway

This has storage which in turn has an oak door leading into:-



Shower Room (8' 7" x 5' 3") or (2.62m x 1.61m)

Dome ceiling unit bringing light into the shower room, white three-piece suite comprising of a corner shower cubicle with an electric shower, pedestal wash hand basin, low level WC, tiled walls, extractor fan, tiled floors, artex and coved ceiling.

First Floor

Carpeted staircase leading up from the breakfast room to:-

Landing

uPVC double glazed window, artex ceiling, fitted carpet, oak doors leading off to the following:-



Master Bedroom (15' 10" x 15' 0") or (4.83m x 4.57m)

Artex ceiling, fitted carpet, radiator, uPVC double glazed window to front.



Bedroom 2 (11' 0" x 8' 11") or (3.35m x 2.73m)

Artex ceiling, carpet, radiator, uPVC double glazed window to the front, access into the loft, door into a storage cupboard (where the original old stone staircase would have come up).



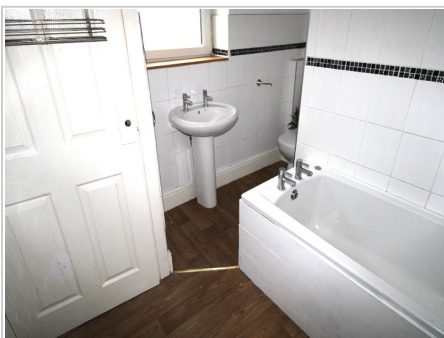
Bedroom 3 (10' 8" x 8' 11") or (3.25m x 2.73m)

Artex ceiling, carpet, radiator, uPVC double glazed window to the front.



Bedroom 4 (8' 11" x 8' 7") or (2.72m x 2.62m)

uPVC double glazed window to the side, artex ceiling, carpet, radiator.



Family Bathroom (8' 8" x 6' 8") or (2.63m x 2.03m)

L-shaped 2.63m x 2.03m widening out to a recessed toilet
Three-piece white suite to include a panelled bath, pedestal wash hand basin, recessed toilet with a low level WC, tiled walls, artex ceiling, laminate effect vinyl flooring, uPVC double glazed obscure window to the rear, cupboard housing the Worcester gas combination central heating boiler.



Outside



Front

Front garden and Tarmacadam driveway. The drive being accessed via double wrought iron gates, garden with large patio area with a pergola and enclosed by a combination of walls, fencing and mature hedging with raised borders, timber garden shed, borders surrounding the patio, outside power plus a raised flower bed, established shrubs and a palm tree, tarmacadam pathway leading up to the front porch.

Services

Mains electricity, mains water, mains gas, mains drainage

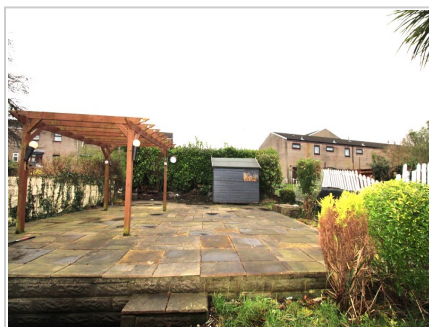
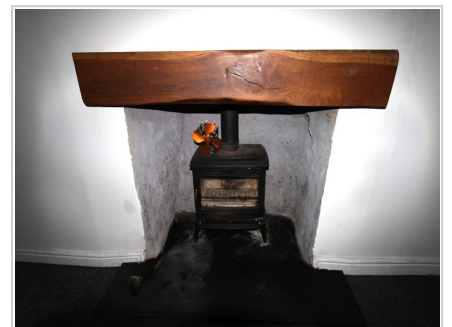
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

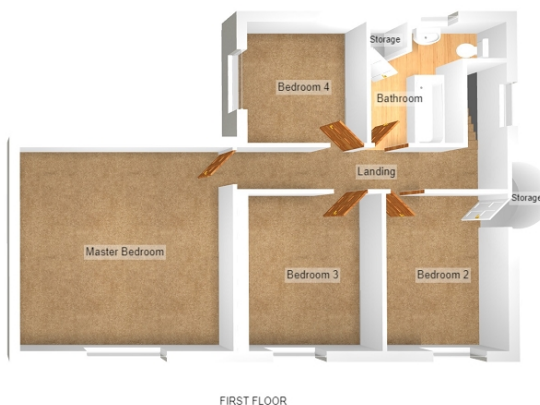
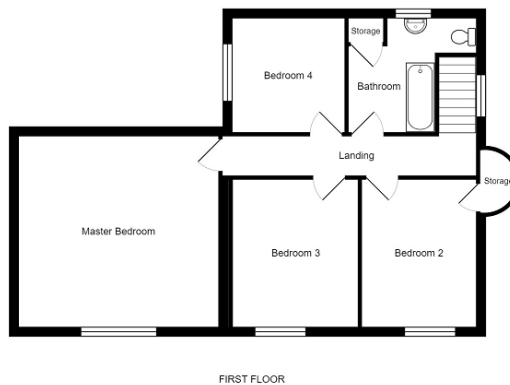
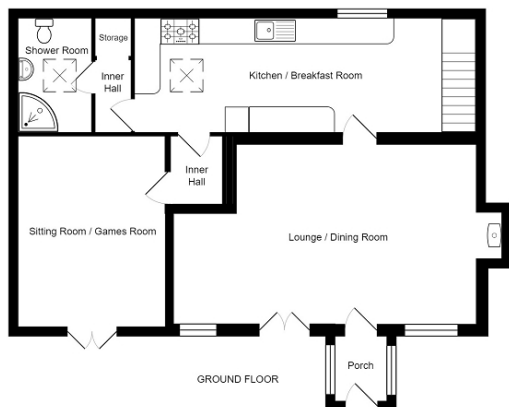


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