

4-6 Dunraven Place, Bridgend. CF31 1JD

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1 Pant Hendre
Pencoed
Bridgend
Bridgend County.
CF35 6LN

339,995



- 4 Bedroom Detached Property
- Popular Residential Area
- uPVC Double Glazing Windows
- Gas Central Heating
- Utility Room
- En-suite
- Driveway Parking
- Integral Garage
- Westerly Orientation at Rear



Ref: PRA11865

Viewing Instructions: Strictly By Appointment Only

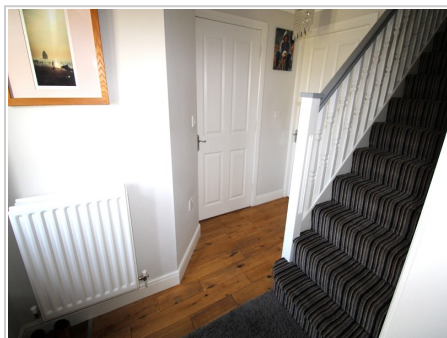
General Description

Gareth L Edwards Ltd are pleased to offer this four bedroomed detached property set on this popular residential area of the Town of Penoced. The property is set on a corner plot within proximity of the Woodlands Recreational Fields. There is good access into the Town Centre with its facilities and amenities which also include the Main Line Shuttle Train Station with Free Park & Rided plus Pencoed lies just off junction 35 of the M4 motorway. The property has uPVC double glazing, gas fired central heating and a range of floor coverings, garden to front with driveway parking and garden to rear with a Westerly orientation.

The property comprises: - GROUND FLOOR: - Entrance Hall; Downstairs WC; Lounge; Dining Room; Kitchen/Breakfast Room; Utility Room. FIRST FLOOR: - Landing; Master Bedroom with En-suite and Three further bedrooms; Family Bathroom. OUTSIDE: - Open-plan front with driveway parking and an integral garage plus enclosed rear garden.

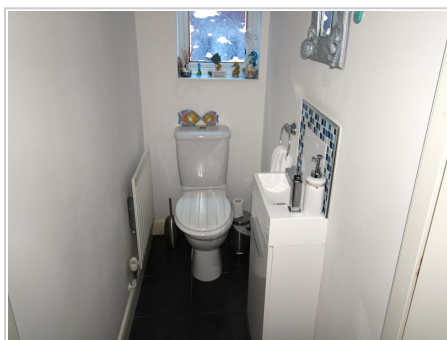
Accommodation

Ground Floor



Entrance Hall

via a composite front door with an obscure glazed panel with leaded detail, skimmed and coved ceiling, wood strip flooring, double radiator, carpeted and balustraded staircase to first floor, doors leading off to the following:-



Downstairs w/c

Two piece suite comprising of a low level WC, mini wash hand basin with tiled splashback, tiled floor, skimmed ceiling, radiator, uPVC double glazed obscure window to the side.



Lounge (15' 0" x 11' 1") or (4.58m x 3.38m)

uPVC double glazed window to the front with leaded detail, skimmed and coved ceiling, radiator, wood strip floor that extends through to an archway that then opens up to:-



Dining Room (10' 0" x 9' 11") or (3.05m x 3.03m)

Skimmed and coved ceiling, wood strip flooring, radiator, uPVC double glazed patio doors leading out onto the rear.

Door from dining room leading into the kitchen/breakfast room which is also accessible from the entrance hall.



Kitchen/Breakfast Room (13' 9" x 9' 9") or (4.20m x 2.97m)

Range of fitted kitchen units in a cream and chrome theme which includes one and a half bowl single drainer stainless steel sink unit set in wood work surfaces with splashback tiling, range of floor cupboards which incorporate drawer units, integrated dishwasher, integrated fridge-freezer, racking system, set in the wood work surface area a four ring gas hob with an electric under oven, chrome splashback and extractor with a range of wall cupboards, vinyl tiled floor, uPVC double glazed windows to both rear and side, skimmed ceiling, one double radiator, door into downstairs storage, door leading into:-



Utility Room (5' 11" x 5' 0") or (1.80m x 1.52m)

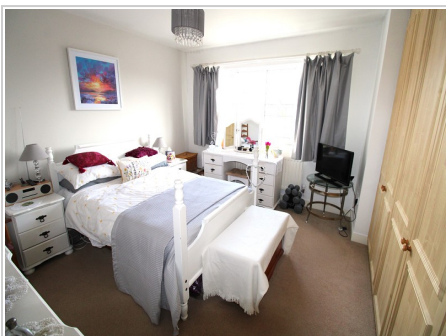
Inset single drainer stainless steel sink unit set in work surface with tiled splashback, floor cupboard, space under worktop for condenser dryer, space and plumbing for washing machine, wall mounted gas central heating boiler, composite door with obscure glazed panels out onto the side, vinyl tiled floor, skimmed ceiling, radiator.

First Floor



Landing

Loft access, balustraded staircase, skimmed ceiling.



Master Bedroom and En-Suite (12' 6" x 11' 2") or (3.81m x 3.40m)

(3.4m excludes wall to wall built-in wardrobes which consist of three sets of double doors)

uPVC double glazed window to the front with leaded detail, skimmed ceiling, single radiator, fitted wardrobes, fitted caret, door leading into:-



En Suite Shower Room (8' 2" x 3' 2") or (2.50m x 0.96m)

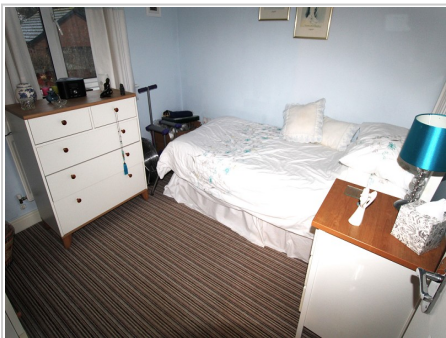
Separate shower cubicle, vanity wash hand basin, low level WC, half tiled walls, fully tiled in shower area, dual head shower fitment, chrome towel rail, obscure glazed window to the side, skimmed ceiling, extractor, tiled floor.



Bedroom 2 (10' 11" x 9' 1") or (3.33m x 2.78m)

(2.78m excludes wall to wall built-in wardrobes consisting of three sets of double doors)

uPVC double glazed window to the front with leaded detail, skimmed ceiling, radiator, fitted carpet, plus the measurements excludes a further double door built-in wardrobe.



Bedroom 3 (9' 10" x 8' 2" x 9' 2") or (3.00m x 2.50m x 2.80m)

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



Bedroom 4 (9' 7" x 7' 10" x 6' 0") or (2.92m x 2.39m x 1.82m)

uPVC double glazed window to the rear, skimmed ceiling, fitted carpet, single radiator.



Family Bathroom (6' 1" x 5' 5") or (1.86m x 1.66m)

Three piece white suite comprising a panelled bath, pedestal wash hand basin, low level WC, tiled walls from the shower, shower fitment from mixer taps, tiled splashback from the wash hand basin, half tiling to the window, uPVC double glazed obscure window, tiled floor, skimmed ceiling, extractor, radiator.

Outside

Front

Open-plan front garden with a double width tarmac driveway, integral garage accessed via an up and over door which has electric, light and power, hedging at the side with a gravelled, chipped front garden with circular paving feature and a paved path up to the front door.



Rear

Enclosed rear garden with wood panel fencing, timber garden shed, paved patio, established borders, raised decking and gravelled area, outside tap, paved path down the side of the property from front to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

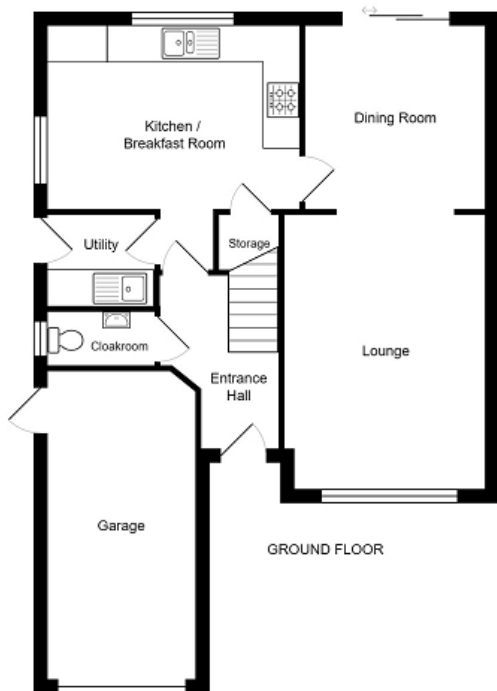
Tenure

We are informed that the tenure is Freehold

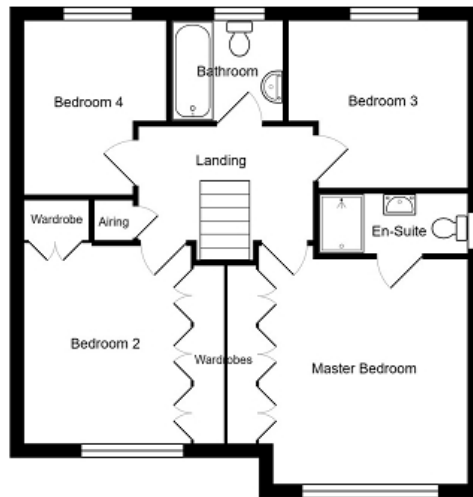
Council Tax

Band E

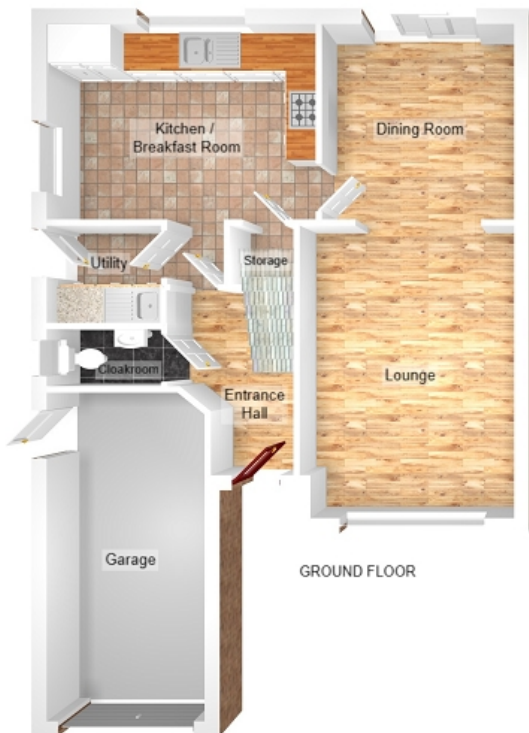




GROUND FLOOR



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.