

FOR
SALE



6 Rhodfa Bryn Castell, Bridgend, Mid Glamorgan CF31 4PB

Offers Over £255,000 - Freehold

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Beautifully presented three bedroom semi detached property comprising entrance porch, lounge, kitchen/diner, downstairs w.c. family bathroom, EN SUITE to master bedroom, enclosed rear garden, DRIVEWAY PARKING and INTEGRAL GARAGE. NO CHAIN.

Ideally located for Bryntirion Secondary School, Llangewydd Court and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre. Viewing highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house NO CHAIN
- Beautifully presented throughout
- Kitchen/diner
- Downstairs w.c. en suite to master bedroom
- Enclosed rear garden, driveway parking and garage
- EPC - B / Council tax - D



ROOM DESCRIPTIONS

Entrance

Access via part glazed door leading into the entrance porch.

Entrance Porch

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and door leading into the lounge.

Lounge

3.08m x 5.64m (10' 1" x 18' 6") Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and PVCu window overlooking to the front of the property. Dog leg staircase leading to the first floor with under stairs storage.

Kitchen/Diner

2.53m x 6.27m (8' 4" x 20' 7") Skimmed and emulsioned ceiling and walls, centre light, LVT flooring in wood effect, radiator, two PVCu windows overlooking the rear garden and PVCu French doors leading out to the rear garden. A range of wall and base units in shaker style with square edge complementary work surface with butchers block up stands and tiling to the splash backs. One and half stainless steel sink with chrome mixer tap, single built in oven with electric hob and wall mounted stainless steel extractor fan. Built in fridge/freezer, dishwasher and space and plumbing for washing machine. Door leading to the downstairs w.c.

Downstairs WC

1.43m x 1.85m (4' 8" x 6' 1") Good sized w.c. finished with skimmed and emulsioned ceiling and walls, centre light, skirting, continuation of the LVT flooring, radiator and tiling to the splash back. Two piece suite in white comprising w.c. and wall mounted wash hand basin with chrome mixer tap. (Plumbing in place for a shower)

First floor landing

Via stairs with fitted carpet. Skimmed and emulsioned ceiling and walls, centre light, smoke alarm, skirting, radiator and fitted carpet. Two storage cupboards, loft access and doors leading to the bedrooms and family bathroom.

Bedroom 1

2.86m x 6.29m (9' 5" x 20' 8") Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator, three PVCu windows overlooking the front of the property providing plenty of natural light. Door leading to the en suite.

En-suite

Skimmed and emulsioned ceiling and walls, wood effect vinyl flooring, radiator and extractor. Three piece suite in white comprising w.c. pedestal wash hand basin with chrome mixer tap and shower enclosure which is fully tiled with chrome wall mounted mixer shower and glass screen.

Bedroom 2

3.23m x 3.41m (10' 7" x 11' 2") Skimmed and emulsioned ceiling and walls with one feature painted wall, skirting, fitted carpet, radiator and PVCu window overlooking the rear garden.

Bedroom 3

2.81m x 3.05m (9' 3" x 10' 0") Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden.

Family bathroom

1.84m x 2.08m (6' 0" x 6' 10") Skimmed and emulsioned ceiling with centre light, tiled flooring, part emulsioned / part tiled walls, obscured PVCu window overlooking the side of the property, extractor fan and radiator. Three piece suite in white comprising bath with chrome mixer tap and overhead electric shower, pedestal wash hand basin with chrome mixer tap and w.c.

Outside

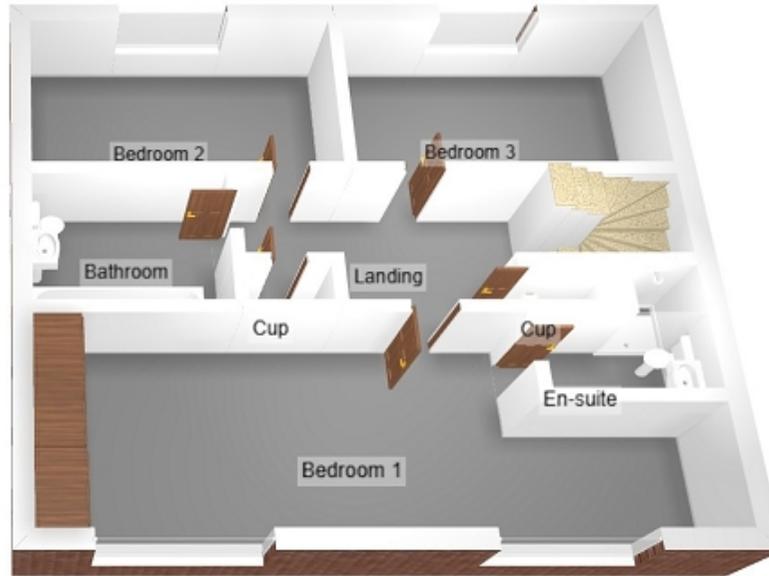
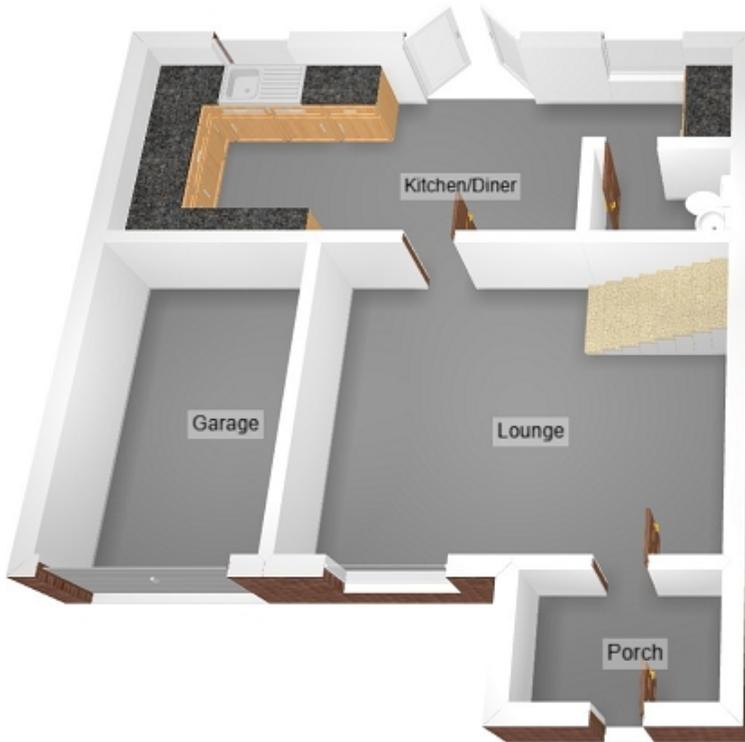
Tarmac driveway to the front of the property for two vehicles, laid to lawn with borders of mature shrubs. Path leading to the front door and access to the integral garage.

The rear garden is tiered with an Indian Sandstone patio enclosed with wood panelling and steps leading down to an area laid to lawn. Side gated access to the front of the property.

Note

Sprinkler system in all rooms.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC