

FOR
SALE



15 Trem-Y-Dyffryn, Bridgend, Mid Glamorgan CF31 5AP

£275,000 - Freehold

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

Payton
Jewell
Caines

PROPERTY SUMMARY

Three bedroom detached house comprising entrance hallway, WC, Kitchen, Lounge / diner, Conservatory, three bedrooms with en-suite shower room to the principal bedroom, family bathroom, rear garden and single garage with driveway parking. Lovely position overlooking a green and walking distance of the centre of Broadlands. VIEWING HIGHLY RECOMMENDED.

POINTS OF INTEREST

- Three bedroom detached house
- Conservatory to the rear
- Downstairs WC, family bathroom and en suite
- Enclosed rear garden
- Single garage and driveway parking
- Council tax band - D
- EPC-C



ROOM DESCRIPTIONS

Entrance Hall

Via PVCu leaded glazed door into entrance hall finished with emulsioned and coved ceiling, smoke alarm, spot lights, papered walls, radiator and laminate flooring. Doors to kitchen, lounge and WC.

Kitchen

2.31m x 3.26m (7' 7" x 10' 8") Emulsioned ceiling, spot lights, emulsioned walls with tiling to splash back areas and feature papered wall, PVCu window overlooking the front of the property and herringbone wood effect vinyl flooring. A range of wall and base units with complementary wooden work surface. Integrated fridge/freezer, hotpoint induction hob with overhead extractor and oven. Space for dishwasher. Porcelain one and a half sink and drainer with Franke mixer tap.

WC

Recently updated WC. Part emulsioned /part wood panelled walls, spot lights, part papered/part tiled walls, radiator, PVCu frosted window to the front and herringbone wood effect vinyl flooring. Two piece suite comprising WC and pedestal wash hand basin. Night and day fitted blind. New consumer unit.

Lounge

4.2m x 5.1m (13' 9" x 16' 9") Emulsioned and coved ceiling, vertical modern white radiator, PVCu window overlooking the rear, PVCu sliding doors leading to the conservatory and laminate flooring. Door to storage.

Conservatory

3.3m x 3.6m (10' 10" x 11' 10") Tongue and groove ceiling, full length window panels, French doors to the side, tall modern vertical radiator, power sockets and herringbone wood effect vinyl flooring.

First Floor Landing

Via stairs with spindle balustrade. Emulsioned ceiling, access into attic, smoke alarm, papered walls and fitted carpet. Doors to three bedrooms and bathroom.

Bedroom

3.61m x 3.2m (11' 10" x 10' 6") Coved ceiling with recess LED spotlights, emulsioned walls, radiator, built in double cupboard and fitted carpet. Door to ensuite.

Ensuite shower room

Newly fitted ensuite. Modern radiator, tiling to splash back areas, extractor, PVCu frosted glazed window to the front with blinds and wood effect herringbone vinyl flooring. Suite comprising WC with wash hand basin set above with mixer tap and large walk in shower with rainforest shower head, shower attachment and glazed shower screen.

Bedroom

3.27m x 2.4m (10' 9" x 7' 10") Artexed ceiling, emulsioned walls with feature papered wall, PVCu window overlooking the rear, built in cupboard, radiator and fitted carpet.

Bedroom

2.65m x 1.61m (8' 8" x 5' 3") Currently used as a dressing room. Artexed ceiling, emulsioned walls, PVCu window overlooking the rear, built in cupboard, radiator and fitted carpet.

Family Bathroom

Emulsioned and coved ceiling, spot lights, part emulsioned/part tiled walls, shaver socket, mirror with glass shelf, anthracite towel radiator and laminate flooring. Three piece suite comprising WC, pedestal wash hand basin and shower enclosure with rainforest shower and hand held shower attachment.

Outside

Enclosed rear garden mainly laid to decorative stone, paving slabs with wooden planters. Double power socket.

Off road parking to the front of the property. Area laid to decorative chippings and steps leading to the front door with overhead canopy. Outside tap.

Garage

Traditional up and over door. Courtesy door to rear garden. Plumbing for utility. Sink. Boiler.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(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