

FOR
SALE



3 Maes Y Fedwen, Bridgend, Mid Glamorgan CF31 5DA

Offers in Region of £300,000 - Freehold



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PROPERTY SUMMARY

Introducing this 4 bedroom detached house occupying an enviable position within a shared driveway on the sought after development of Broadlands, Bridgend. The property benefits from a single garage and a generous rear garden however is in need of refurbishment throughout. There is huge potential to create a fantastic family home. NO ONWARD CHAIN.

POINTS OF INTEREST

- FOUR bedroom detached house
- Single garage with driveway parking
- Generous south facing rear garden
- Close to Maes yr Haul Primary school
- Requires full refurbishment
- NO ONWARD CHAIN
- Council Tax - / EPC -



ROOM DESCRIPTIONS

Entrance Hallway

Access via part glazed front door into the entrance hallway with emulsioned walls, skirting, fitted carpet. Under stairs storage.

WC

PVCu frosted glazed window to the side. Emulsioned walls, skirting, fitted carpet. 2 piece suite with WC and wall mounted wash hand basin.

Kitchen

3m x 5m (9' 10" x 16' 5") Overlooking the rear garden via PVCU double glazed window and finished with emulsioned walls, skirting, vinyl floor, A range of low level and wall mounted kitchen units with a rolltop worksurface and ceramic tiles to splashback . Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four gas hob and overhead extractor hood. Plumbing for dishwasher. Door into the utility.

Utility

With a part glazed door leading out to the side of the property and finished with ceiling mounted extractor, emulsioned walls, skirting and vinyl floor . Low-level kitchen unit with plumbing for washing machine .Space for tumble. Inset sink. Ceramic tiles to splashback and a wall mounted gas fired boiler.

Lounge

3.6m x 5m (11' 10" x 16' 5") With a double glazed aluminium sliding patio door leading into the conservatory and finished with coved ceiling, emulsioned walls, skirting, fitted carpet. Feature gas fire with marble hearth and a wooden mantle.

Conservatory

3.6m x 3.4m (11' 10" x 11' 2") Hexagonal shaped conservatory with French doors leading out to the rear garden and a polycarbonate roof. Ceramic tiles to the floor.

Dining Room

2.9m x 3.8m (9' 6" x 12' 6") Internal double doors from the lounge and also accessed off the hallway. Overlooking the front via PVCu double glazed window and finished with the coved ceiling, emulsioned walls, skirting, fitted carpet.

First Floor Landing

Via stairs with fitted carpet and a wooden balustrade to the first floor landing with access to loft storage and a fitted storage cupboard housing the water tank.

Bedroom 1

3.5m x 3.75m (11' 6" x 12' 4") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting, fitted carpet. Double fitted wardrobe.

En-Suite Shower room

PVCu frosted glazed window to the side. Emulsioned walls, skirting, fitted carpet. Three piece suite with WC, wash and basin and shower cubicle

Bedroom 2

Overlooking the front via a PVCu double glazed window finished with emulsioned walls, skirting, fitted carpet.

Bedroom 3

3.1m x 3.1m (10' 2" x 10' 2") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls with half height wallpaper. Fitted carpet.

Bedroom 4

Overlooking in the front via a PVCu double glazed window and finished with emulsioned walls, skirting, fitted carpet.

Bathroom

Frosted glazed window to the side. Emulsioned walls, fitted carpet. 3 piece suite with wc, wash hand basin and bath. Radiator.

Outside

Generous rear south facing garden. Side pathway and gated access to the front. Detached single garage with up and over door and side door. Open aspect frontage with driveway parking.



Awaiting EPC &
Floorplan