



Dunraven Street, Aberkenfig, Bridgend .
CF32 9AS

£280,000

PJC PAYTON
JEWELL
CAINES

Dunraven Street, Aberkenfig, Bridgend . CF32 9AS

Four bedroom DETACHED HOUSE comprising large entrance hall, downstairs WC, lounge, kitchen/diner, CONSERVATORY, three double bedrooms plus one good sized single bedroom, ENSUITE to master bedroom, large family bathroom, private enclosed rear garden, off road parking, INTEGRAL GARAGE. NO ONGOING CHAIN

£280,000 - Freehold

- Four bedroom detached house
- Kitchen/diner
- Conservatory
- Downstairs WC/EPC-C
- Three good sized double bedrooms plus one good sized single
- Garage/ enclosed rear garden/ off road parking



DESCRIPTION

A deceptively spacious four bedroom detached house which offers good sized rooms throughout. The property comprises large entrance hall, lounge, kitchen/diner through to conservatory, downstairs WC, three good sized double bedrooms plus one good sized single bedroom, ensuite to master bedroom, large family bathroom, private South facing rear garden, off road parking and integral garage. No ongoing chain. Internal viewing highly recommended. Quiet cul de sac location.

The property is within walking distance of local shops, facilities and amenities. Aberkenfig has good links to the M4 corridor and A48.

ENTRANCE (9' 10" x 9' 6") or (3.0m x 2.90m)

Via PVCu frosted glazed door into large entrance hall finished with artexed and coved ceiling, one centre light, smoke detector, emulsioned walls, radiator, fitted carpet and staircase to first floor with fitted carpet and open balustrade. Pedestrian door into garage.

LOUNGE (17' 7" x 12' 0") or (5.37m x 3.66m)

Artexed and coved ceiling, one centre light, emulsioned walls, two wall lights, PVCu double glazed window to front aspect, radiator, feature fireplace with living flame gas fire (not in use) and fitted carpet.

DINING AREA (12' 7" x 9' 10") or (3.83m x 3.00m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed French doors into conservatory, radiator and fitted carpet. Arch way into the kitchen.

KITCHEN (11' 11" x 10' 11") or (3.63m x 3.34m)

Artexed and coved ceiling, one centre light, emulsioned walls with tiling to splash back areas, radiator and wood effect laminate floor. A range of wall and base units in oak effect with complementary work top. One and a half bowl composite sink with mixer tap. PVCu double glazed window to rear aspect. Integrated appliances include electric oven, four ring electric hob and cooker hood. Space for freestanding washing machine. Storage cupboard housing fridge/freezer. Wall mounted central heating control.

DOWNSTAIRS CLOAKROOM (8' 8" x 2' 11") or (2.65m x 0.90m)

Artexed and coved ceiling, one centre light, extractor fan, emulsioned walls, PVCu frosted double glazed window to side aspect, radiator and tile effect vinyl flooring. Two piece suite comprising low level WC and wall mounted wash hand basin with tiling to splash back area.

CONSERVATORY (10' 3" x 8' 10") or (3.12m x 2.69m)

Polycarbonate anti glare roof, ceiling light with ceiling fan, PVCu double glazed units to three sides set on dwarf wall, radiator, power points, Karndean flooring, two PVCu sliding patio doors give access to the garden.

LANDING

Via staircase. On the half landing there is a PVCu double glazed window with frosted glass to side aspect. Skimmed and coved ceiling, two centre lights, smoke detector, emulsioned walls, fitted carpet and airing cupboard housing Worcester gas combination boiler. Access into attic space.



BEDROOM 1 (13' 9" x 12' 1") or (4.19m x 3.69m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

EN-SUITE SHOWER ROOM (8' 10" x 2' 11") or (2.69m x 0.90m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu frosted double glazed window to side aspect, radiator and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin with tiling to splash back area and fully tiled shower cubicle with mains fed shower and glass pivot door.

BEDROOM 2 (14' 2" x 9' 11") or (4.32m x 3.01m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 3 (12' 8" x 9' 11") or (3.87m x 3.01m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 4 (8' 10" x 7' 2") or (2.70m x 2.19m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

FAMILY BATHROOM (8' 10" x 7' 7") or (2.70m x 2.32m)

Artexed and coved ceiling, one centre light, extractor fan, part tiled/part emulsioned walls, PVCu frosted double glazed window to side aspect, radiator and fitted carpet. Three piece suite comprising low level WC, panelled bath with mixer tap, wash hand basin with mixer tap set within vanity unit with display shelves and storage cupboard.

OUTSIDE

The rear garden is bounded by wood panel fencing, laid mainly to lawn with patio area ideal for garden furniture and borders of mature trees and shrubs. Garden gate gives access to the brook that runs to the rear of the property.

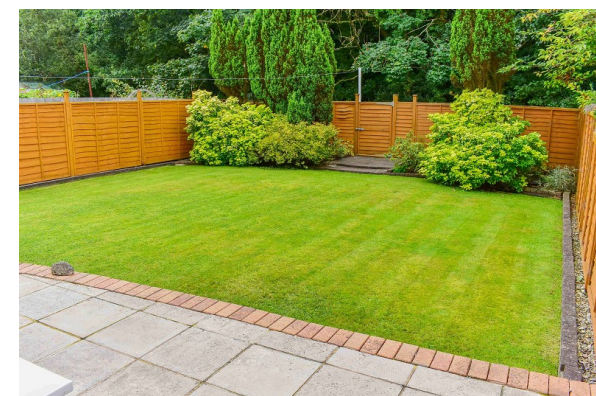
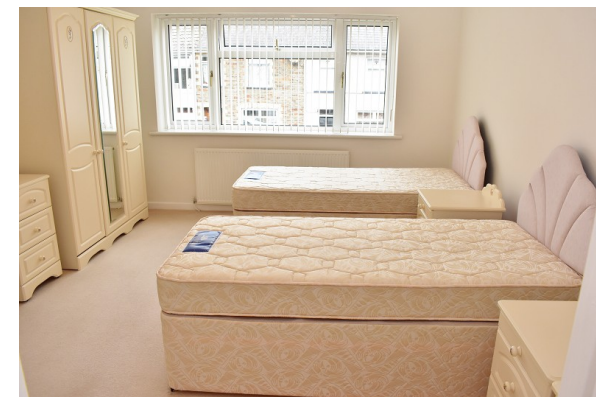
To the front the property is bounded by brick and breeze block walling with wrought iron gates giving access to the single driveway which leads to the garage. Laid mainly to lawn with borders of mature shrubs and decorative chippings. Side access from both sides to the rear garden.

GARAGE (15' 3" x 9' 8") or (4.65m x 2.94m)

Skimmed ceiling, one centre light, emulsioned walls, up and over garage door, power points and concrete floor.


DIRECTIONS

From Bridgend town take Tondur Road. At Aberkenfig roundabout take the first exit, take your first right onto Bridgend Road, take your first left onto Dunraven Street and the property is on the left hand side.

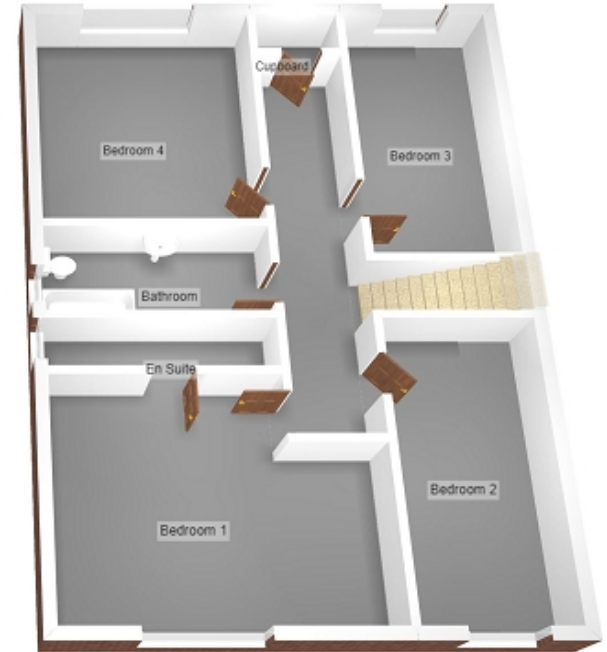


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk