

26 Dunraven Street  
Aberkenfig  
Bridgend County  
CF32 9AS

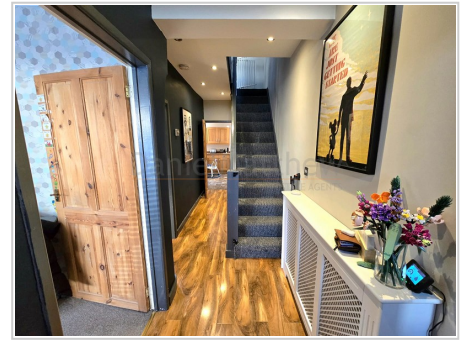
£200,000



- Traditional Mid Terrace Property
- Four Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Kitchen & Utility Room
- En-suite to main bedroom
- Large South Facing Garden
- Close To Local Amenities
- New Roof Fitted Two Year Ago, Newly Fitted UPVC
- Call Today To Arrange A Viewing On 01656 750764

**Ref: PRA10839**

Viewing Instructions: Strictly By Appointment Only



## General Description

Daniel Matthew Estate Agents are pleased to offer to the market this traditional spacious four bedroom mid terrace property situated in the village location of Aberkenfig, The property comprises to the ground floor, porch, hallway, two reception rooms, kitchen, utility room and downstairs bathroom. To the first floor four bedrooms, and ensuite to bedroom one. Further benefits are front and large south facing rear garden, an ideal family home, close to local amenities, and great school catchment, a short drive to M4 Corridor and McArthur Glen Designer Outlet, Newly fitted UPVC double glazed windows, and a new roof completed two years ago, Viewing's are highly recommended, please contact a member of our team on 01656 750764.

---

## Accommodation

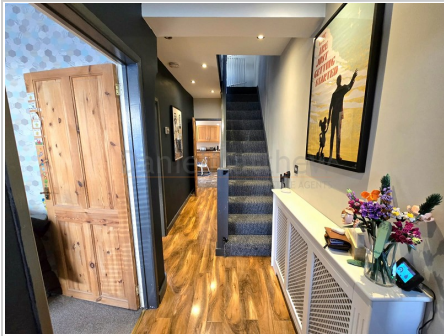
---



### Entrance Porch

Enter via Composite door into porch, plain ceiling, plain walls, wood effect laminate flooring, leading into hallway.

---



### Hallway

Plain ceiling, plain walls, wood effect laminate flooring, radiator, staircase leading to first floor, doors leading into;-

---



### Lounge (13' 1" x 10' 5") or (3.98m x 3.18m)

Newly fitted UPVC double glazed bay fronted window, plain ceiling with coving, plain walls, fitted carpet, radiator.

---



### Reception Room Two (12' 0" x 11' 11") or (3.67m x 3.62m)

Newly fitted UPVC double glazed window to rear aspect, plain ceiling with coving, plain wall with one featured papered wall, radiator.

---



## Kitchen (10' 9" x 9' 11") or (3.28m x 3.03m)

Newly fitted UPVC double glazed window to side aspect, UPVC double glazed obscured door leading to large rear garden, plain ceiling with spot lights, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, electric cooker with gas hob and extractor fan, space for fridge/freezer, door leading into;-

## Utility Room



## Downstairs Bathroom (6' 9" x 6' 6") or (2.07m x 1.98m)

Newly fitted UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, wood effect flooring, a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with over head shower, radiator.



## Landing

Plain ceiling, plain walls, fitted carpet, doors leading into;-



## Bedroom One

Newly fitted UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, door leading into ensuite.



## En Suite

Plain ceiling, plain walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with over head shower, chrome heated towel rail.



### Bedroom Two (14' 2" x 10' 3") or (4.31m x 3.13m)

Newly fitted Two UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



### Bedroom Three (11' 6" x 9' 11") or (3.51m x 3.01m)

Newly fitted Two UPVC double glazed windows to rear aspect, plain ceiling with coving, plain walls, fitted carpet, radiator.



### Bedroom Four (8' 9" x 7' 10") or (2.66m x 2.39m)

Newly fitted UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator.



### Outside

Front - Brick boundary, pathway leading to front door, patio area.

Rear - A larger than average rear garden, brick boundaries, pathway leading to rear garden, decked area with stone chipping's, laid to lawn area leading to shed to the rear with a further patio area.

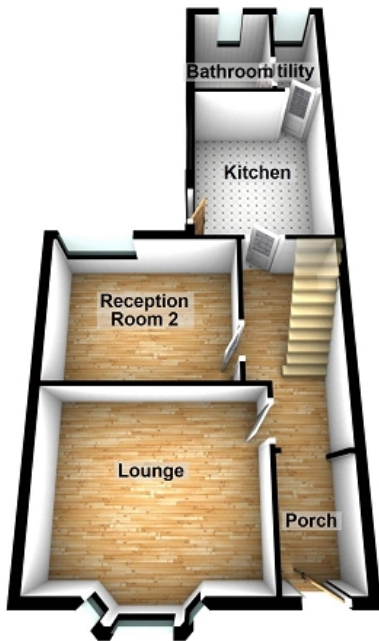
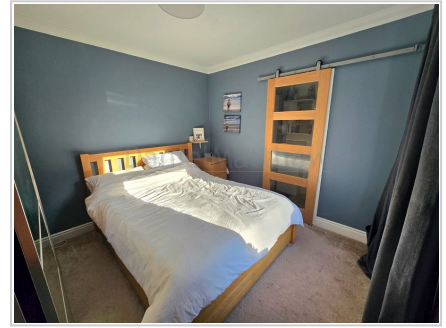
### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

### Tenure

We are informed that the tenure is Freehold



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.