



34 Dunraven Street, Aberkenfig

£175,000 Freehold

Extended three-bed semi near M4 J36. Two receptions, large kitchen/diner, utility, needs modernisation. Enclosed garden, patio, greenhouse, brook. No chain. Great location for schools and shops.

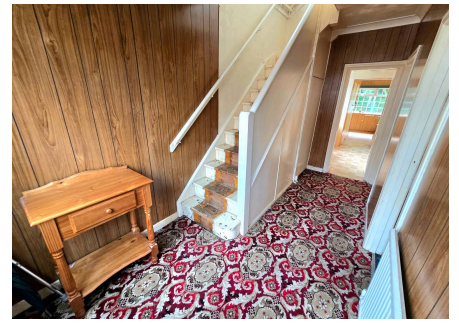
Council Tax band: D

Tenure: Freehold

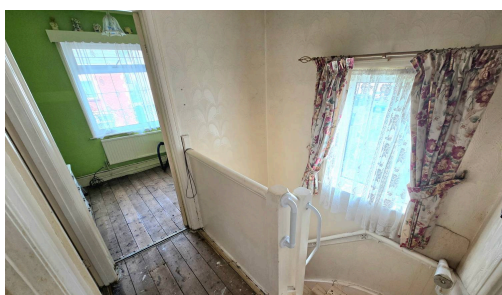
DanielMatthew
ESTATE AGENTS



Extended three-bed semi near M4 J36. Two receptions, large kitchen/diner, utility, needs modernisation. Enclosed garden, patio, greenhouse, brook. No chain. Great location for schools and shops.



- Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen/Diner & Utility Room Offering Versatile Living Space
- NO ONGOING CHAIN
- In Need Of Modernisation
- Low Maintenance Enclosed Rear Garden, Side Gate Access
- On Street Parking
- Located Off M4 Corridor, Junction 36, Within Walking Distance To Shops, Amenities, Schools
- Viewings Are Highly



Hallway

Enter via UPVC double glazed front door with obscured side glass panels leading into entrance hallway, textured ceiling with coving, wooden panelled walls, fitted carpet, radiator, staircase leading to first floor with understairs storage, doors leading into;-

Lounge

12' 4" x 11' 3" (3.75m x 3.44m)

UPVC double glazed bay fronted window, papered ceilings, papered walls, fitted carpet, electric fireplace.

Reception Room Two

12' 0" x 10' 4" (3.65m x 3.15m)

Wooden window overlooking kitchen/diner, textured ceiling with coving, papered walls with dado rail, fitted carpet, gas fire place with back boiler.

Utility Room

7' 5" x 7' 5" (2.25m x 2.25m)

Originally the kitchen for the property. UPVC double glazed window to side aspect, textured ceiling, papered walls, vinyl flooring, plumbing for washing machine, space for tumble dryer/fridge/freezer.

Kitchen/Diner

17' 0" x 12' 7" (5.17m x 3.84m)

Extended Kitchen- Two UPVC double glazed windows to rear aspect, UPVC double glazed obscured door leading to enclosed rear garden, textured ceiling with coving, wooden panelled walls, vinyl flooring, a range of matching wooden wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer, space for electric/gas free standing cooker, radiator, large area for dining table and chairs, door leading into WC, a further door leading into a storage cupboard.

WC

3' 6" x 3' 3" (1.07m x 0.98m)

UPVC double glazed obscured window to side aspect, textured ceiling, papered walls, Low level WC.

Landing

UPVC double glazed window to side aspect, papered ceilings, papered walls, original wooden floorboards, doors leading into all first floor rooms.

Bathroom

8' 8" x 6' 6" (2.65m x 1.97m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with coving, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric shower, storage cupboard housing water tank.

Bedroom One

12' 2" x 11' 8" (3.71m x 3.55m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, vinyl flooring, radiator.

Bedroom Two

11' 5" x 10' 10" (3.47m x 3.30m)

UPVC double glazed window to front aspect, papered ceiling, papered walls, vinyl flooring, radiator.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.19m)

UPVC double glazed window to front aspect, papered ceiling with loft access, papered walls, original wooden floorboards, radiator.

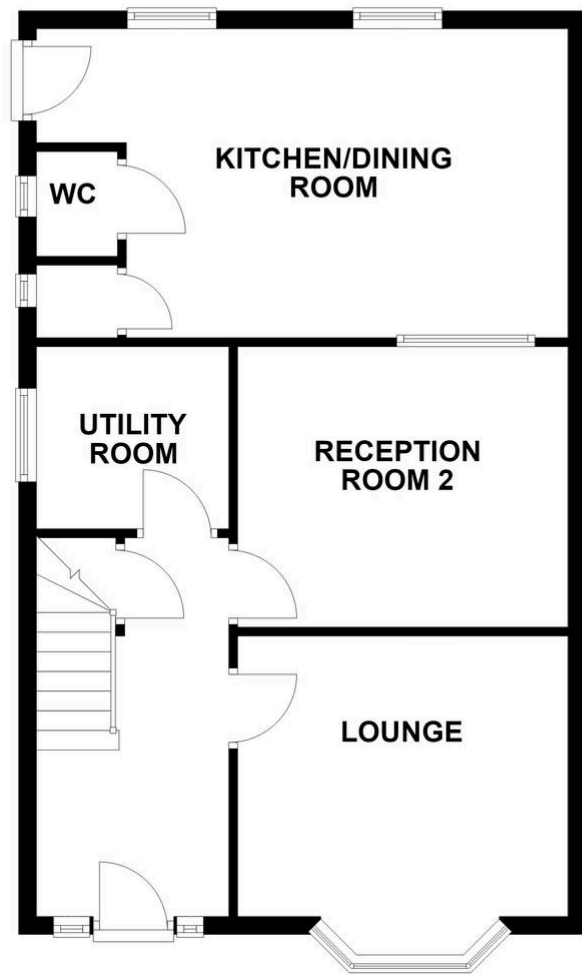


REAR GARDEN

Brick boundaries, low maintenance enclosed rear garden, good sized patio area, steps leading down to artificial lawn area, flower beds to edging, greenhouse to remain, side gate access, small brook to the rear of the property.



GROUND FLOOR



FIRST FLOOR

