

NAEA  
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Bridgend County.  
CF32 9YN

274,995



- **\*MUST BE VIEWED\***
- Deceptively Spacious Bungalow
- Three Double Bedrooms
- Quality Fitted Kitchen & Bathroom
- Contemporary Fixtures & Fittings
- Detached Garage to Rear
- Generous Size Front & Rear Gardens

**REDUCED**

Ref: PRA11841

## Viewing Instructions: Strictly By Appointment Only

### General Description

**\*Must be viewed\*** Deceptively spacious traditional three double bedroom semi detached bungalow. The property has been refurbished throughout offering contemporary fixtures and fittings, uPVC double glazing and gas central heating via combination boiler. The property provides good access into Bridgend Town Centre with all its facilities and amenities including the local railway station. The property also provides good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet & Bridgend Town centre with all its facilities & amenities.

The property comprises: - Entrance; L shaped Hallway; Spacious Lounge; Open-Plan Kitchen/Diner; Utility Room; Master Bedroom and Two further double bedrooms; Spacious Family Bathroom. OUTSIDE: - Generous size front and rear gardens with a detached garage at the rear.

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### Accommodation

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#### Ground Floor

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##### Entrance

via half-glazed uPVC front door with leaded light feature, obscure glazed leaded light window to the side, entering a spacious 'L' shaped hallway.

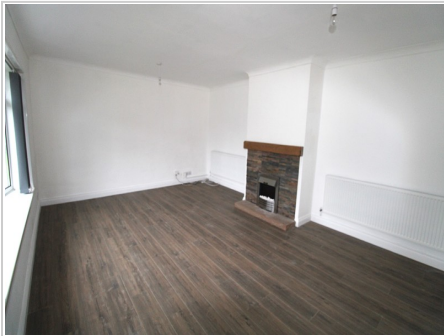
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##### Hallway

Attractive laminate flooring, one radiator, coved and skimmed ceiling, contemporary white panel door with chrome fittings leading into a walk-in cupboard with ample storage.

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##### Spacious Lounge (18' 4" x 13' 1") or (5.59m x 3.99m)

Attractive uPVC bay window to the front with leaded light feature, feature fireplace with slate effect tiles, stone hearth & oak mantle, two radiators either side of the fire breast wall, coved and skimmed ceiling, attractive laminate flooring.

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##### Kitchen/Diner (18' 8" x 12' 2") or (5.70m x 3.72m)

Two uPVC windows to the rear, half glazed uPVC door to the rear, contemporary quality fitted kitchen in grey with chrome fittings, complimentary worktop, contemporary stainless steel sink unit with mixer taps, five chrome gas hob, eye level electric oven, black and glass cooker hood, attractive splashback tiling, feature coved and skimmed ceiling with chrome sunken spotlighting, attractive ceramic tiling to the floor, one radiator, contemporary white panel door with chrome fittings leading into:-

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### Utility Room (12' 10" x 7' 9") or (3.92m x 2.37m)

Range of base and wall units in grey, complimentary worktop, splashback tiling, plumbed for automatic washing machine, dishwasher and tumble dryer, space for fridge-freezer, ceramic tiling to the floor, coved and artex ceiling, strip-lighting, uPVC window to the rear, one radiator, double louvre doors leading into a spacious cupboard with one radiator and a wall mounted combination boiler.



### Master Bedroom (14' 2" x 12' 9") or (4.33m x 3.88m)

uPVC window to the front with leaded light feature, laminate flooring, one radiator, coved and skimmed ceiling.



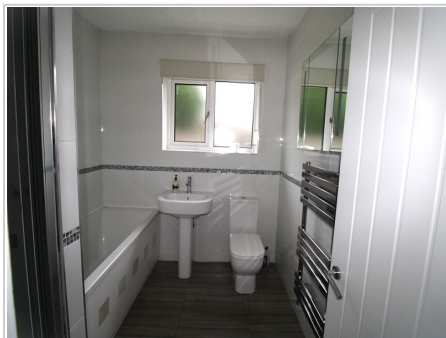
### Bedroom 2 (13' 0" x 12' 6") or (3.95m x 3.82m)

uPVC window to the rear, attractive laminate flooring, one radiator, coved and skimmed ceiling.



### Bedroom 3 (10' 8" x 9' 7") or (3.24m x 2.92m)

uPVC window to the front with leaded light feature, attractive laminate flooring, one radiator, coved and artex ceiling.



### Spacious Family Bathroom

Four-piece suite contemporary style in white, chrome mixer shower taps, walk-in shower cubicle with attractive tiling and multiheaded chrome power shower, fully tiled with contemporary tiling, contemporary chrome heated towel rail, attractive ceramic tiling to the floor, uPVC obscure glazed window to the rear, skimmed ceiling.

## Outside



## Front

Generous size garden laid to lawn with mature plants and shrubs and a patio area, access around to the back of the property.



## Rear

Detached garage with up and over doors and a generous size garden with a garden laid to lawn, pea gravelled area and rear lane access, door to the side of the garage.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*