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224,995



- NO ONGOING CHAIN
- Extended Three Bedroom Semi Detached Property
- Popular Location
- Spacious Family Accommodation
- Requires Some Updating
- Driveway Parking to Front
- Detached Garage & Garden to Rear



REDUCED

Ref: PRA11845

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd is pleased to offer for sale this extended three bedroomed semi-detached property with garage. The property has uPVC double glazing and gas central heating and requires some updating. All carpets, blinds and light fittings are to remain The property is located within close proximity of the Princess of Wales Hospital plus gives good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet together with good access to Bridgend Town Centre with its facilities and amenities including with the main line train station.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Kitchen/Diner; Lounge. FIRST FLOOR: - Landing; Master Bedroom and two further bedrooms; Family Shower Room. OUTSIDE: - Driveway parking at front giving access to the side leading to a detached garage and an enclosed rear garden.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC side door with an obscure glazed panel leading into the hall.

Hallway

Laminate flooring, access to first floor, artex ceiling, oak and glass door at the right leading into a spacious open-plan kitchen/diner.



Kitchen/Diner (23' 11" x 15' 11") or (7.28m x 4.84m)



Kitchen Area

Spacious kitchen with a range of fitted base and wall units, splashback tiling, complimentary worktop, ceramic hob, electric oven, integrated washing machine, slimline dishwasher (to remain), one and a half sink unit with chrome mixer taps, ceramic tiling to the floor, skimmed ceiling with spotlighting, uPVC window to the rear, feature uPVC doors to the rear, one double radiator, attractive archway leading into: -



Dining Room

Coved and skimmed ceiling, laminate flooring, one radiator, double bi-folding door leading into:



Lounge (15' 4" x 12' 2") or (4.67m x 3.72m)

(into the bay)

uPVC box window to the front, additional uPVC window to the front, laminated flooring, one radiator, coved and artex ceiling with a rose centrepiece, dado rail, white fire surround with a marble hearth.

First Floor



Landing

Vinyl flooring, uPVC obscure glazed window to the rear.



Master Bedroom (12' 8" x 9' 3") or (3.85m x 2.81m)

uPVC window to the front, vinyl flooring, one radiator, artex ceiling, range of cream fitted wardrobes and dressing table area.



Bedroom 2 (11' 4" x 7' 11") or (3.45m x 2.41m)

uPVC window to the rear, vinyl flooring, one radiator, textured ceiling.



Bedroom 3 (10' 6" x 6' 0") or (3.21m x 1.82m)

uPVC window to the front, fitted carpet, one radiator, coved and textured ceiling, range of white fitted wardrobes, dressing table and overhead lockers.



Family Shower Room

Three-piece suite in white with chrome fittings, corner shower cubicle with glass and chrome doors, chrome power shower, fully tiled around the shower room, chrome heated towel rail, skimmed ceiling, uPVC obscure glazed window to the side, vinyl flooring, white louvre doors leading into a cupboard which houses the Vaillant combination boiler.

Outside

Front

Paviour driveway at front with ample parking and side access leading up to a detached garage with up and over doors.



Rear

Door at the side of the garage, enclosed rear garden with a patio area, garden laid to lawn and mature trees, plants and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.

