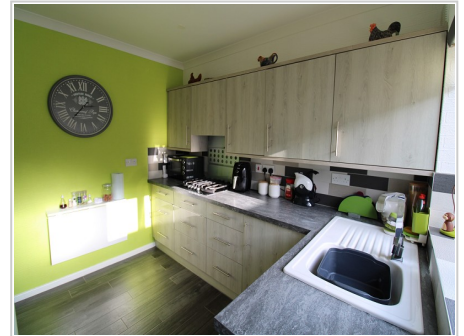


4 Glynbridge Gardens
Bridgend
Bridgend County.
CF31 1LN

250,000



- *No Ongoing Chain*
- Immaculate Condition Throughout
- Traditional Two Bedroom Detached Bungalow
- Two Spacious Sitting Rooms
- Quality Fitted Kitchen & Shower Room
- Driveway & Detached Garage To Side
- Internal Viewing Highly Recommended

Ref: PRA11985

Viewing Instructions: Strictly By Appointment Only

General Description

No Ongoing Chain, Immaculate Condition throughout - Gareth L Edwards Ltd are pleased to offer this traditional spacious two-bedroom detached bungalow with a generous size driveway and detached garage to the side. The property has uPVC double glazing, gas central heating, all carpets, blinds and light fittings are to remain. The property is within good access of the Bridgend Town Centre with all its facilities and amenities including the main line train station; easy access to the Princess of Wales Hospital and junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

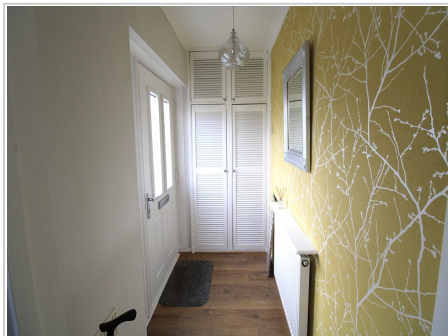
The property comprises: - Entrance; Hallway; Spacious Lounge; Inner Hallway; Kitchen; Refurbished Shower Room; Master Bedroom; Bedroom Two; Second Sitting Room. OUTSIDE: - Front and rear gardens with a driveway and detached garage to side.

Accommodation

Ground Floor

Entrance

Via an attractive two tone composite front door with two stained glass panels, panel to the side with an attractive stained glass panel window.



Entrance Hall

Generous size hallway with laminate flooring, one radiator, coved and skimmed ceiling, double white doors with chrome fittings leading into a cupboard with ample storage, housing the Baxi combination boiler.

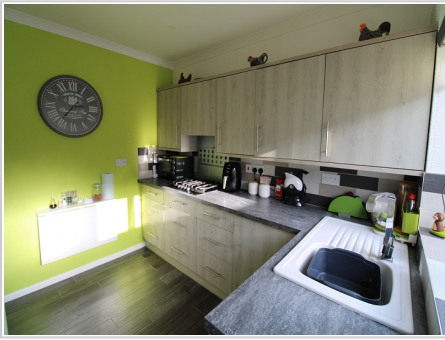


Lounge (17' 4" x 11' 2") or (5.29m x 3.41m)

uPVC bay window to the front, laminated flooring, two radiators, attractive coved and skimmed ceiling, white effect marble fire surround and hearth with an electric fire inset.

Inner Hallway

Laminate flooring, coved and skimmed ceiling, loft access, white panel door with chrome fittings leading into a cupboard with shelving and ample storage.



Kitchen (10' 5" x 10' 1") or (3.18m x 3.07m)

Quality fitted kitchen in grey with chrome fittings, complimentary worktop, gas hob, high level oven, inset microwave and fridge-freezer, ceramic sink with chrome mixer taps, integrated washing machine, attractive splashback tiling, extractor fan, uPVC window to the side, half glazed uPVC door to the side, coved and skimmed ceiling, attractive ceramic tiling to the floor, one radiator.



Shower Room

Sink is set in a contemporary grey vanity unit, low level Wc, chrome multi head power shower, attractive tiling throughout, non-slip flooring in light grey, one radiator, skimmed ceiling, uPVC obscure glazed window to the side.



Master Bedroom (13' 8" x 12' 6") or (4.16m x 3.81m)

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



Bedroom 2 (10' 3" x 10' 2") or (3.13m x 3.10m)

uPVC window to the side, laminate flooring, one radiator, coved and skimmed ceiling, uPVC fully glazed door and side screen leading out into: -



Second Sitting Room (15' 8" x 7' 10") or (4.78m x 2.39m)

Spacious sitting room with featured skimmed ceiling with chrome sunken spotlighting, uPVC French doors to the rear, four uPVC windows to the rear, three uPVC windows to the side, one radiator, attractive laminated flooring.

Outside



Front

Generous size garden laid to lawn with plants and shrubs. Generous size driveway to the front and side leading up to the garage with an up and over doors.



Rear

Maintenance free rear patio, wooden shed to remain. Garage at the side with a half-glazed uPVC door at the side of the garage. Gate to the side leading down to the front of the property.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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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.