

20 Tanyrallt Avenue
Bridgend
Bridgend County.
CF31 1PQ

199,995



- No Ongoing Chain & Vacant Possession
- Popular Location
- Traditional 3 Bedroom Semi-Detached Property
- uPVC Double Glazed Windows
- Gas Central Heating
- Front & Rear Gardens
- Driveway Parking



Ref: PRA11990

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this traditional three bedroom semi-detached property located in this popular residential location. The property is within close proximity of the Princess of Wales Hospital; Litchard Primary School; McArthur Glen Designer Outlet; M4 Motorway at junction 36; local shuttle station together with good access into the Town with its facilities and amenities including the mainline train station. The property has uPVC double glazing & gas central heating via a combination boiler which was installed in 2023 with a 5 year warranty. The electrics and plumbing were updated in 2017. The property has front and rear gardens with driveway parking. There are a range of floor coverings to include carpeted, tiled, laminate and vinyl flooring.

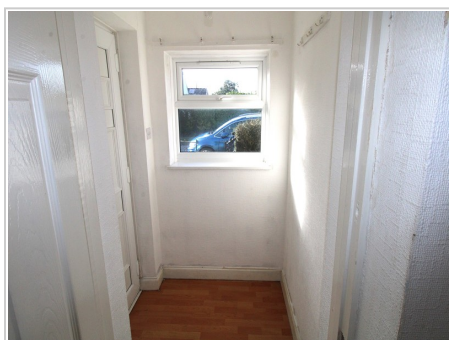
The property comprises: - GROUND FLOOR: - Entrance; Porch; Lounge; Kitchen/Dining Room. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Front & rear gardens with driveway parking.

Accommodation

Ground Floor

Entrance

Via a uPVC double glazed front door leading into:-



Entrance Porch

uPVC double glazed window to the front, skimmed and coved ceiling, laminate floor, panel door leading into:-



Lounge (17' 9" x 9' 11") or (5.42m x 3.01m)

Fire breast wall with recessed brick fireplace, carpeted and balustrade stairs leading up to first floor, uPVC double glazed window to the front, artex and coved ceiling, radiator, laminate flooring, panel door leading into:-



Kitchen/Diner (17' 2" x 10' 11") or (5.23m x 3.32m)

Light and airy open-plan kitchen/dining space.



Kitchen Area

Range of fitted kitchen units in a cream and chrome theme which include an inset single drainer single bowl stainless steel sink unit set beneath a uPVC double glazed window to the rear, range of floor cupboards with some splashback tiling, range of wall cupboards, inset electric four ring hob and under oven sitting under a chrome extractor hood, laminate flooring, floor cupboards incorporating a three drawer unit which divides the kitchen from the dining area.



Dining Area

uPVC sliding patio doors to the rear, tiled floor, radiator, artex and covered ceiling, louvre door to storage space which houses the fuse box with its last inspection done in July 2022.

First Floor



First Floor Landing

Balustrade on the landing, carpet, loft access, smoke alarm, uPVC double glazed panel bringing light in at the side.

All doors upstairs are panel doors leading to:-



Master Bedroom (11' 4" x 10' 3") or (3.45m x 3.13m)

uPVC double glazed window to the front, artex ceiling, radiator, fitted carpet.



Bedroom 2 (9' 7" x 7' 7") or (2.91m x 2.30m)

uPVC double glazed window to the rear, radiator, fitted carpet, artex ceiling, picture rail.



Bedroom 3 (6' 7" x 6' 7" x 6' 6") or (2.00m x 2.00m x 1.97m)

uPVC double glazed window to the front, radiator, carpet, picture rail, artex ceiling, wood panelled bulkhead.



Family Bathroom (5' 10" x 5' 7") or (1.78m x 1.70m)

Three piece suite in white comprising of a panelled bath, pedestal wash hand basin, low level WC, tiled walls, electric shower unit over the bath with a shower screen, extractor, stippled ceiling, vinyl flooring, uPVC obscure glazed window to the rear, chrome heated towel rail.

Outside

Front

Frontage which is enclosed by hedging with a lawn, concrete driveway which extends down the side of the house, wrought iron pedestrian and double open gates giving access to the driveway. Down the side of the property there's a wood panel fence and pedestrian gate giving access to the rear.



Rear

Original outside storage, two areas of chippings, further concrete area so could extend the driveway, garden is enclosed by wood panel fencing, lawn, further chippings to the rear, decking area.

Disclaimer

DISCLAIMER FOR DETAILS

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:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

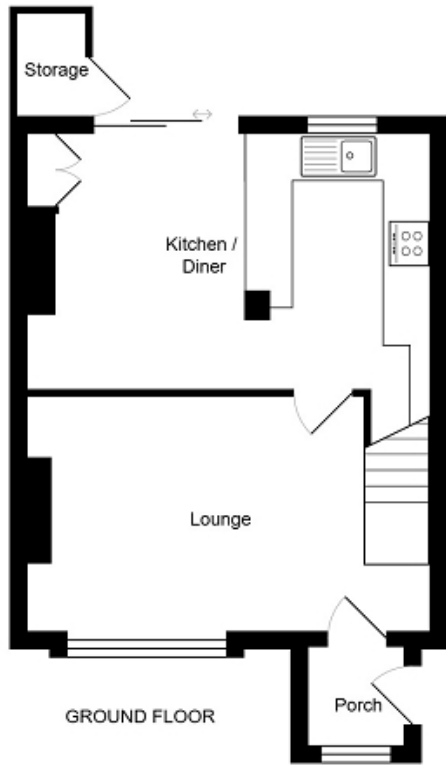


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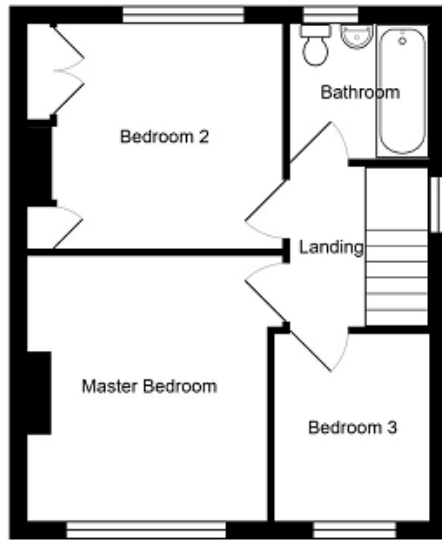
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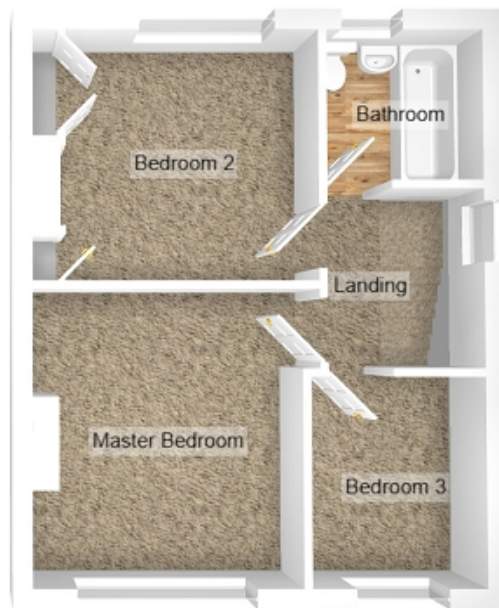
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

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.