GARETH L. EDWARDS
ESTATE AGENT VALUER
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44 Mount Earl
Bridgend
Bridgend County
CF31 3EY

£254,995











- *NO ONGOING CHAIN*
- Much Sought After Location
- Traditional 3 Bedroom Semi Detached Property
- South Facing Rear Garden
- Decorated Throughout
- Refurbished Shower Room
- Driveway & Detached Garage

Ref: PRA12106

Viewing Instructions: Strictly By Appointment Only

General Description

Internal Viewing Recommended - Gareth L Edwards Ltd are pleased to offer this traditional three-bedroom semi-detached property with some original features & garage. The property is located on the much-sought South side of Bridgend. The property benefits from Lounge, open plan kitchen, sitting area, utility room & walk in storage room, refurbished shower room & 3 bedrooms, uPVC double glazing and gas central heating via a combination boiler, all carpets to remain.

The property is within easy access of Bridgend Town Centre with all its amenities and facilities including the mainline train station, local schools and Bridgend Retail Parks, Junctions 35 & 36 of the M4 Motorway.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Open-Plan Kitchen/Dining/Sitting Area; Utility Area; Storage Room. FIRST FLOOR: - Landing; Shower Room; Master Bedroom & two further bedrooms. OUTSIDE: - Driveway leading to garage with a South facing rear garden.

Accommodation

Ground Floor



Entrance

via a uPVC front door with a stained-glass panel, attractive stained-glass panel to the side.



Hallway

Ceramic tiled floor with additional wood strip flooring, one radiator, picture rail, skimmed ceiling, access to first floor via the original white spindle staircase, understairs storage cupboard with ample storage which houses the combination boiler.



Lounge (12' 4" x 11' 10") or (3.77m x 3.61m)

uPVC bay window to the front, wood strip flooring, one double radiator, coved and skimmed ceiling with a rose centrepiece, two recesses either side of the fire breast wall.



Open Plan Kitchen/ Diner/ Sitting Area (17' 5" x 13' 0") or (5.32m x 3.97m)



Kitchen Area

Range of base and wall units in pale grey with brass effect fittings, complimentary worktop, one and a half stainless steel sink unit with chrome mixer taps, plumbed for automatic washing machine, space for tumble dryer, space for cooker, splashback tiling, attractive vinyl flooring, uPVC window to the side, uPVC window to the rear, skimmed ceiling.



Dining/ Sitting Area

Two recesses, wall mounted contemporary electric fire, one radiator.

Square opening leading into: -



Utility Area

Vinyl flooring, skimmed ceiling, uPVC window to the rear, fully glazed uPVC door to the side, double bi-folding doors leading into a walk-in storage room.



Storage Room

uPVC window to the rear, vinyl flooring, skimmed ceiling.

First Floor



Landing

Split level landing with fitted carpet, attractive stained glass window to the side, skimmed ceiling, loft access.

All original panel doors upstairs.
Split level landing with fitted carpet, attractive stained glass window to the side, skimmed ceiling, loft access.

All original panel doors upstairs.

Shower Room

Refurbished shower with a contemporary suite in whisper grey to include a double walk-in shower with glass shower screen & electric shower, sink & WC set in a high gloss vanity unit in grey with chrome fittings and chrome mixer taps, attractive cladding to the walls, vinyl flooring, one radiator, skimmed ceiling with extractor fan, uPVC obscure glazed window to the rear.





Master Bedroom (12' 6" x 12' 2") or (3.82m x 3.71m)

uPVC bay window to the front, wood strip flooring, one radiator, skimmed ceiling, picture rail.



Bedroom 2 (12' 3" x 11' 7") or (3.74m x 3.53m)

uPVC window to the rear, fitted carpet, one radiator, skimmed ceiling, picture rail.



Bedroom 3 (7' 2" x 7' 2") or (2.18m x 2.18m)

uPVC window to the front, fitted carpet, skimmed ceiling, one radiator, picture rail.

Outside



Front

Ample driveway parking leading up to a garage, pea gravelled area with plants and shrubs.

Rear

Generous size South facing rear garden with an attractive resin patio area, garden laid to lawn, mature trees, plants & shrubs, detached garage with wooden doors.



Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Tenure

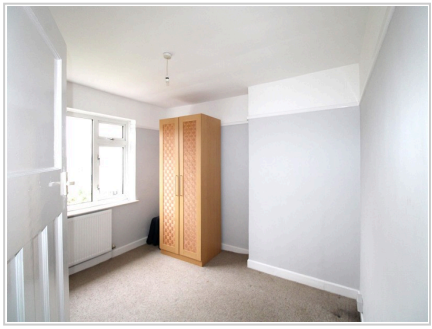
We are informed that the tenure is Freehold

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.