



58 Hazel Mead, Brynmenyn, Bridgend, CF32 9AQ

£165,000



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TWO BEDROOM MID TERRACED PROPERTY located in a sought after cul-de-sac in the area of Brynmenyn. The property is briefly comprising; entrance hallway, lounge, kitchen/diner to the ground floor with two bedrooms and a family bathroom to the first floor level. Externally the property benefits from an low maintenance rear garden and ALLOCATED OFF ROAD PARKING.

## GROUND FLOOR

### Entrance

The property is access via part glazed uPVC front door into entrance hallway. Tiled flooring.

### Entrance Hallway

Tiled flooring, space for storage. Ceiling light.

### Lounge

5.40m x 4.30m (17' 9" x 14' 1")

uPVC window to the front. Carpeted stairs lead to the first floor level with storage below. Laminate flooring, radiator, ceiling light and power.

### Kitchen/Diner

3.0m x 4.30m (9' 10" x 14' 1")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Integrated electric oven, gas hob with extractor hood over. Space and plumbing for white goods. Location of wall mounted gas boiler. Space for dining furniture. uPVC window and French doors to the rear. Radiator, ceiling light and power.

### Landing

Doors leading to both bedrooms and family bathroom. Location of loft access.

### Bedroom One

3.70m x 3.30m (12' 2" x 10' 10")

uPVC window to the front. Radiator, laminate flooring, ceiling light and power.

### Bedroom Two

2.45m x 3.60m (8' 0" x 11' 10")

uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

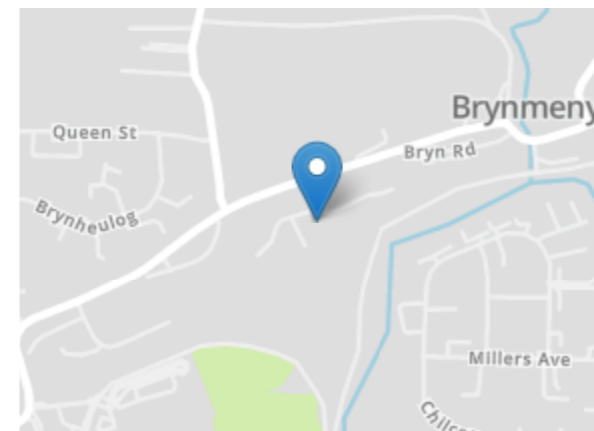
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled, towell rail radiator, ceiling light. uPVC opaque window to the rear.

## EXTERNAL

### Garden

The property is approached via pathway leading to the front entrance with a grassed area to the side and allocated off road parking.

To the rear is a fully enclosed low maintenance garden with a patio area providing space for garden furniture stepping up onto the garden mainly laid to gravel with a pergola to the rear.



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