

FOR  
SALE



12 Caer Hen Eglwys, Bridgend, Mid Glamorgan CF31 4TH

£240,000 - Freehold

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## PROPERTY SUMMARY

Well presented three bedroom semi detached house situated on a corner plot in a cul-de-sac location. The property comprises entrance hall, lounge, kitchen/diner, family bathroom, large rear garden with summer house, off road parking and garage. Viewing highly recommended.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Cul-de-sac location
- Large rear garden
- First floor bathroom
- Driveway parking and garage
- Viewing is highly recommended



## ROOM DESCRIPTIONS

### Entrance

Via composite front door with obscured glass leading into the entrance hall.

### Entrance Hall

Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, skirting, wood effect tiled flooring and radiator. Door leading into the lounge and stairs leading to the first floor.

### Lounge

1.35m x 3.25m (4' 5" x 10' 8") Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls with one feature panelled wall with wall lights, skirting and light ash laminate wood flooring. Large PVCu window overlooking the front of the property. Corner area with spot lights. Wooden part glazed doors leading into the kitchen/diner.

### Dining Room

2.42m x 2.43m (7' 11" x 8' 0") Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, skirting, a continuation of the light ash laminate flooring and radiator. PVCu double glazed French doors leading out to the generous sized garden.

### Kitchen

2.32m x 2.98m (7' 7" x 9' 9") Skimmed and emulsioned ceiling with centre light, emulsioned walls, wood effect tiled flooring, skirting and radiator. The kitchen comprises a range of cream gloss wall and base units with chrome handles and complementary square edge work tops in wood effect and tiled splash backs. Built in single oven with chrome stainless steel gas hob and overhead stainless steel extractor and splash back. Single bowl sink with chrome swan neck mixer tap and large PVCu window overlooking the rear garden.

### Landing

Via painted wooden stairs. Emulsioned and textured ceiling, coving, attic access, emulsioned walls, skirting, LVT flooring in wood effect and obscured PVCu window overlooking the side of the property. Airing cupboard housing the combination boiler and doors leading to three bedrooms and family bathroom.

### Family bathroom

1.80m x 1.65m (5' 11" x 5' 5") Emulsioned and skimmed ceiling with centre light, fully tiled walls and laminate flooring. Three piece suite comprising bath with overhead chrome wall mounted shower with waterfall head and shower screen, low level w.c. and pedestal wash hand basin. Wall mounted chrome towel rail and extractor fan.

### Bedroom 1

3.51m x 3.15m (11' 6" x 10' 4") Emulsioned and textured ceiling with centre light, coving, emulsioned and skimmed walls with one decorative papered wall, skirting, laminate flooring and radiator. Large PVCu window overlooking the front of the property. Built in fitted wardrobes.

### Bedroom 2

3.09m x 2.53m (10' 2" x 8' 4") Textured ceiling with centre light, skimmed and emulsioned walls, coving, skirting and wood effect laminate flooring. Radiator, built in storage and PVCu window overlooking the rear of the property.

### Bedroom 3

2.39m x 2.42m (7' 10" x 7' 11") Textured ceiling with centre light, coving, emulsioned walls, skirting, wood effect laminate flooring and radiator. PVCu double glazed window overlooking the front of the property and built in storage over the bulk head.

### Outside

The front of the property is paved with a concrete drive and step leading to the front door. Side access to the rear garden.

The rear garden is situated on a large corner plot, bound by fence panels, laid to Astroturf with shale area and large decked area with pergola. Garage accessed via a courtesy door. Garden house to remain.



Awaiting EPC &  
Floorplan