

FOR  
SALE



## PROPERTY SUMMARY

Introducing this two bedroom DETACHED BUNGALOW comprising entrance porch, lounge, hallway, kitchen, two bedrooms, shower room, ENCLOSED REAR GARDEN and OFF ROAD PARKING.

Glynbridge Gardens is located close to the Princess of Wales hospital and is within walking distance of Bridgend town centre. Good road links to the M4 at junction 36, McArthur Glen designer outlet and is within walking distance of local shops.

## POINTS OF INTEREST

- Detached bungalow
- Two bedrooms
- Kitchen
- Shower room
- Enclosed rear garden/ Off road parking
- Close proximity of the M4 corridor, McArthur Glen designer outlet and Princess of Wales hospital



## ROOM DESCRIPTIONS

### Entrance porch

2.00m x 1.20m (6' 7" x 3' 11") Via PVCu frosted glazed front door with frosted glazed side panel leading into entrance porch finished with emulsioned walls, tiled and coved ceiling, radiator and fitted carpet. Doors leading into a coat/boot closet that houses a Vaillant combination boiler and electric consumer unit. Door leading to lounge.

### Lounge

5.00m x 3.00m (16' 5" x 9' 10") Artexed and coved ceiling, two down lights, emulsioned walls with a papered feature wall, PVCu double glazed bay window overlooking the front of the property, radiator and fitted carpet. Marble effect hearth, surround, backplate with electric coal effect fire. Door into hallway.

### Hallway

0.9m x 1.90m (2' 11" x 6' 3") Access to attic, textured and coved ceiling, emulsioned walls, fitted carpet. Doors leading in to the kitchen, shower room and two bedrooms.

### Bedroom 1

3.30m x 4.00m (10' 10" x 13' 1") Emulsioned and coved ceiling, emulsioned walls, radiator, PVCu window overlooking the rear of the property and newly fitted carpet.

### Bedroom 2

2.90m x 3.00m (9' 6" x 9' 10") Textured and coved ceiling, emulsioned walls, radiator, PVCu window overlooking the rear elevation and fitted carpet. Sliding door wardrobes to remain.

### Shower Room

1.90m x 1.70m (6' 3" x 5' 7") Emulsioned and coved ceiling, tiled walls, chrome towel rail, frosted PVCu window overlooking the side of the property with Venetian blinds, wall mounted mirror, glass shelf and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with waterfall chrome mixer tap and shower cubicle with wall mounted electric shower.

### Kitchen

2.20m x 2.90m (7' 3" x 9' 6") Textured and coved ceiling, part emulsioned/ part tiled walls, two doors leading to two storage areas, PVCu window overlooking the side of the property, frosted PVCu door leading out to the driveway, radiator and engineered wood flooring. A range of wall and base units with complementary work surface and matching upstand. Space for washing machine. Space for cooker. Stainless steel sink extractor hood. Stainless steel sink and drainer with mixer tap.

### Outside

Enclosed rear garden mainly laid to lawn with borders for planting and a paved patio area ideal for garden furniture. Shed to remain. Wrought iron gate giving access to the side of the property.

The front of the property is open plan with an area laid to lawn, mature shrubs and a concrete driveway providing off road parking. Footpath leading to front door.

## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G excellent data and voice

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 300+ mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: No low energy lighting

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



