

FOR  
SALE



8 Willesden Road, Bridgend, Mid Glamorgan CF31 4RE

£215,000 -



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## PROPERTY SUMMARY

Well presented traditional three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, bathroom, enclosed front and rear gardens and off road parking. Within walking distance of Llangwydd primary and Bryntirion comprehensive schools. Viewing recommended.

## POINTS OF INTEREST

- Traditional three bedroom semi detached house
- Modern fitted open plan kitchen/diner
- Modern fitted bathroom
- Wrap around gardens
- Off road parking for up to three vehicles
- Walking distance of local primary and comprehensive schools



## ROOM DESCRIPTIONS

### Entrance

Via part glazed PVCu door with side full height frosted glazed panels into the entrance hall.

### Entrance Hall

Central spot lights, PVCu double glazed window to the side with a fitted venetian blind, emulsioned walls with half height feature wood panelling, skirting and LVT flooring. Under stairs storage cupboard and doorway through to the lounge.

### Lounge

3.10m x 4m (10' 2" x 13' 1") Overlooking the side of the property via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, skirting and fitted carpet. Feature papered chimney breast. Doorway through to the kitchen/diner.

### Kitchen/Diner

3.30m x 5.10m (10' 10" x 16' 9") Benefiting from dual aspect natural light via PVCu double glazed window with a fitted concertina blind to the front and PVCu double glazed French doors with side glazed panels leading out to the garden. Finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the LVT flooring. The kitchen comprises a range of low level and wall mounted units in high gloss white with complementary roll top work surface, including breakfast bar. Inset sink with swan neck tap and drainer, integrated four gas ring hob with overhead extractor hood and ceramic tiles to the splash back. Integrated microwave, hide and slide electric oven, fridge/freezer, washing machine and larder cupboard.

### Landing

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window to the front with fitted venetian blind, access to loft storage, emulsioned walls, skirting and fitted carpet.

### Bathroom

PVCu frosted glazed window to the rear, respertex walls, vinyl flooring and wall mounted heated towel rail. Three piece suite comprising WC, wash hand basin with chrome mixer tap vanity unit and shelf and p shaped bath with chrome mixer tap, over bath plumbed shower with hand attachment and rainwater head and glazed shower screen.

### Bedroom 2

3m x 3.30m (9' 10" x 10' 10") Overlooking the garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls with one feature papered wall, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted gas fired combination boiler.

### Bedroom 1

3m x 4m (9' 10" x 13' 1") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Fitted corner double wardrobe.

### Bedroom 3

2m x 3.10m (6' 7" x 10' 2") Overlooking the front via PVCu double glazed window and finished with central light fitting, emulsioned and papered walls, skirting and fitted carpet.

### Outside

Enclosed rear garden laid to patio and lawn with side gated access and double gates leading to driveway. Additional concrete hardstanding at the bottom of the garden.

Enclosed front garden laid to lawn with mature trees, central pathway leading to the front door and off road parking for up to three vehicles.



Awaiting EPC &  
Floorplan