

FOR
SALE



18 Brynawel, Bridgend, Mid Glamorgan CF31 4DL

£259,995 - Freehold

Payton
Jewell
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, downstairs WC, three bedrooms, bathroom with separate WC, low maintenance rear garden and off road parking. Early viewing highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Downstairs WC
- Two reception rooms
- Kitchen
- Low maintenance rear garden
- Off road parking



ROOM DESCRIPTIONS

Entrance

To the side via PVCu door and part frosted glazed side panel into the entrance hallway. Emulsioned and papered ceiling, centre light, papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors leading off. Frosted glazed window overlooking the lounge.

Downstairs WC

Skimmed ceiling, emulsioned walls, frosted PVCu window overlooking the side of the property and light wood effect laminate flooring. Two piece suite comprising low level WC and wall hung basin with chrome tap.

Lounge

4.05m x 5.28m (13' 3" x 17' 4") Measurements into the bay. Emulsioned and papered ceiling, centre light, PVCu box bay window overlooking the front of the property, radiator, coving, emulsioned and papered walls, chimney breast with electric fire, skirting and fitted carpet with exposed parquet flooring.

Reception 2/ dining

3.52m x 5.25m (11' 7" x 17' 3") Measurements into the alcove. Papered and emulsioned ceiling, centre light, coving, papered walls, PVCu bay window overlooking the rear garden, chimney breast, wall light in the recess, skirting and fitted carpet.

Kitchen

2.98m x 3.57m (9' 9" x 11' 9") Artexed ceiling, fluorescent strip light, coving, part emulsioned/part papered/ part tiled walls, PVCu window overlooking the rear garden, further PVCu window overlooking the side of the property, radiator and tiled flooring. A range of wall and base units with complementary work surfaces. Stainless steel single bowl sink with chrome swan neck mixer tap. Space for cooker, washing machine and fridge. Open chimney breast housing the boiler. Door leading to walk in pantry finished with skimmed ceiling and walls, PVCu frosted window, shelving and vinyl tiled flooring.

First floor landing

Via dog leg staircase and wooden balustrade with metal railing. Papered and emulsioned ceiling and walls, access to loft, centre light, dado rail, skirting and fitted carpet. Large PVCu glazed window. Airing cupboard housing the water tank.

Bedroom 1

3.73m x 3.53m (12' 3" x 11' 7") Artexed ceiling, centre light, papered walls, PVCu window overlooking the front of the property, radiator, skirting and fitted carpet.

Bedroom 2

3.71m x 3.51m (12' 2" x 11' 6") Papered and emulsioned ceiling and walls, PVCu window overlooking the rear of the property, radiator, skirting and fitted carpet.

Bedroom 3

2.32m x 3.54m (7' 7" x 11' 7") Emulsioned ceiling, papered walls, radiator, large PVCu window overlooking the rear of the property, skirting and fitted carpet.

Bathroom

1.45m x 2.49m (4' 9" x 8' 2") Artexed ceiling, centre light, fully tiled walls, PVCu window overlooking the side of the property, radiator and fitted carpet. Three piece suite comprising bath, shower with wall mounted electric shower and vanity sink unit with storage.

WC

Emulsioned ceiling and walls, centre light, PVCu frosted glazed window overlooking the side of the property, skirting and mosaic tile effect vinyl flooring. Two piece suite comprising low level WC and wall hung sink with tiling to splash back area.

Walk in storage room

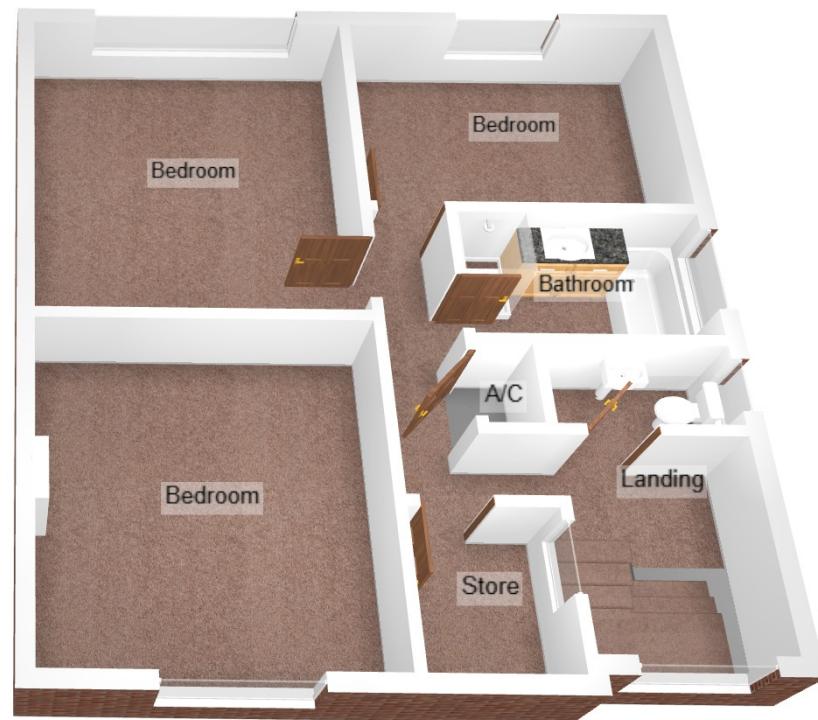
1.53m x 1.86m (5' 0" x 6' 1") Skimmed ceiling and walls, centre light, skirting and vinyl flooring. Internal frosted glazed window overlooking the landing. Scope to turn into an en-suite off bedroom one.

Outside

The low maintenance rear garden is bounded by block wall, mature shrub border with the remainder laid to lawn. Outside WC. Side gated access to the front of the property.

The front of the property is bounded by low brick wall, large driveway parking for three/four cars, raised border with mature shrubs with the remainder laid to lawn.





EPC