

FOR  
SALE



9 Elm Rise, Bryncethin, Bridgend, Mid Glamorgan CF32 9SX

£220,000 - Freehold



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## PROPERTY SUMMARY

Two bedroom semi detached bungalow comprising entrance hall, lounge, kitchen, wet room, front garden with driveway parking and low maintenance enclosed rear garden. The property is located in Bryncethin which is a small village situated approximately 3 miles to the North of Bridgend and only 1 mile from Junction 36 of the M4 where the McArthur Glen Designer Outlet Village can also be found. There is a local primary school and a public house. Viewing recommended.

## POINTS OF INTEREST

- Two bedroom semi detached bungalow
- Wet room
- Driveway parking
- Low maintenance rear garden
- Viewing recommended
- Garage



## ROOM DESCRIPTIONS

### Entrance

Entrance via a UPVC part glazed door with side window into the hallway.

### Hallway

Skimmed and coved ceiling with centre light and loft access, papered walls, skirting, radiator and light grey wood effect laminate flooring. Doors leading off .

### Lounge

3.37m x 5.33m (11' 1" x 17' 6") Skimmed and coved ceiling, emulsioned walls, fitted carpet, papered feature chimney breast with fire to remain. Skirting, fitted carpet, radiator and large UPVC window overlooking the front of the property with spectacular views of the countryside.

### Kitchen

2.70m x 2.85m (8' 10" x 9' 4")

Skimmed ceiling and walls, centre light, coving, skirting and tiled grey wood effect flooring. UPVC window overlooking the rear garden with fitted blinds to remain and glazed door leading out to the garden. The kitchen comprises a range of wall and base units in shaker style with wood affect worktops housing a single bowl stainless steel sink with chrome mixer tap. Built-in single oven with hob and extractor fan to remain. Space for fridge freezer and washing machine. Large full height storage cupboard housing a newly fitted combination boiler .

### Bedroom 1

3.03m x 3.99m (9' 11" x 13' 1") Skimmed ceiling and walls, centre light, skirting, fitted carpet, radiator and UPVC window overlooking the rear of the property. Fitted wardrobe, blinds and curtain poles to remain. Built-in storage cupboard.

### Bedroom 2

2.52m x 3.07m (8' 3" x 10' 1") Skimmed and coved ceiling with centre light, emulsioned walls with feature papered wall, radiator, skirting, laminate flooring in grey wood effect and PVCU window overlooking the front of the property.

### Wet room

1.82m x 1.84m (6' 0" x 6' 0") Skimmed ceiling with centre light, extractor fan, fully tiled walls with a decorative border, anti slip flooring to skirting height and wall mounted chrome towel rail radiator. The wet room comprises a low-level WC, freestanding pedestal sink with chrome mixer tap and electric wall mounted shower with a fixed glass shower screen. UPVC window overlooking the side of the property with fitted blinds to remain.

### Outside

The front is bound by a low block wall with metal railings and gate leading to driveway with parking for up to two vehicles with a detached single garage. Low maintenance garden laid to lawn with mature decorative tree.

Low maintenance generous sized private rear garden bound by stone and block wall and large corner return laid to lawn with raised area and mature trees.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC