

FOR  
SALE





## PROPERTY SUMMARY

Introducing this beautifully presented three bedroom detached property benefiting from an enclosed rear garden, driveway parking and garage. The property is located close to Newton Bay which stretches from Newton point to the mouth of the river Ogmore. Popular for walking, horse riding, wind surfing and kite surfing. Its a tranquil haven for relaxing and absorbing the scenery. Viewing highly recommended.

## POINTS OF INTEREST

- Well presented three bedroom house
- Quiet cul-de-sac location
- Good sized enclosed and private rear garden
- Off road parking and garage
- Newly installed gas combination boiler
- EPC - / Council tax -E



## ROOM DESCRIPTIONS

### Entrance

Via part glazed and frosted PVCu front door into the entrance hall.

### Entrance Hall

Textured and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, electric consumer box, laminate flooring in grey wood effect and radiator. Two PVCu double glazed windows overlooking the side of the property. Doors leading to the lounge, downstairs w.c. and kitchen. Stairs leading to the first floor.

### Lounge

5.16m Max x 3.71m Max (16' 11" Max x 12' 2" Max)

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, radiator and fitted carpet. Feature electric fire with marble hearth, surround and wooden mantle. PVCu double glazed window overlooking the front of the property and PVCu double glazed floor to ceiling frosted window overlooking the porch area. Door leading into the dining area.

### Downstairs w.c.

1.66m Max x 0.89m Max (5' 5" Max x 2' 11" Max)

Textured ceiling with centre light and extractor fan, half plastered and emulsioned / half tiled walls in white gloss subway tile and tiled flooring. Two piece suite comprising wall mounted vanity wash hand basin with chrome mixer tap and low level w.c.

### Kitchen

3.47m x 2.27m (11' 5" x 7' 5")

Textured and coved ceiling with centre spot light, plastered and emulsioned walls with white gloss subway tiles to the splash back areas and a continuation of the tiled flooring. A range of base and wall units in shaker style gloss cream with complementary laminate work tops, under counter space for fridge/freezer and washing machine. Inset one and half stainless steel sink with chrome mixer tap and freestanding double electric cooker. PVCu double glazed window overlooking the rear of the property and part glazed PVCu door leading out to the side of the property. Door leading into the dining room.

### Dining Room

4.51m Max x 2.31m Max (14' 10" Max x 7' 7" Max)

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, laminate flooring, built in storage cupboard and door leading to the lounge. Good sized PVCu double glazed window overlooking the rear of the property and radiator.

### Landing

Via stairs with fitted carpet and handrail. Textured ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

### Bedroom 1

4.72m Max x 3.51m Max (15' 6" Max x 11' 6" Max)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, two radiators and two PVCu double glazed window to the rear of the property. Door leading to a built in airing cupboard housing the gas combination boiler and further storage.

### Bedroom 2

4.36m Max x 2.68m Max (14' 4" Max x 8' 10" Max)

Textured ceiling with centre pendant light and access to the loft, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window to the front of the property.

### Bedroom 3

3.58m x 1.97m (11' 9" x 6' 6")

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front.

### Family Bathroom

2.50m Max x 1.70m Max (8' 2" Max x 5' 7" Max)

Plastered and emulsioned ceiling with centre light, three quarter tiled walls, remainder emulsioned and tiled flooring. Three piece suite comprising low level w.c. vanity wash hand basin with chrome mixer tap and bath with chrome mixer tap and overhead chrome mixer shower and handheld shower attachment with folding glass screen. Frosted PVCu double glazed window overlooking the side of the property and wall mounted chrome towel rail.

### Outside

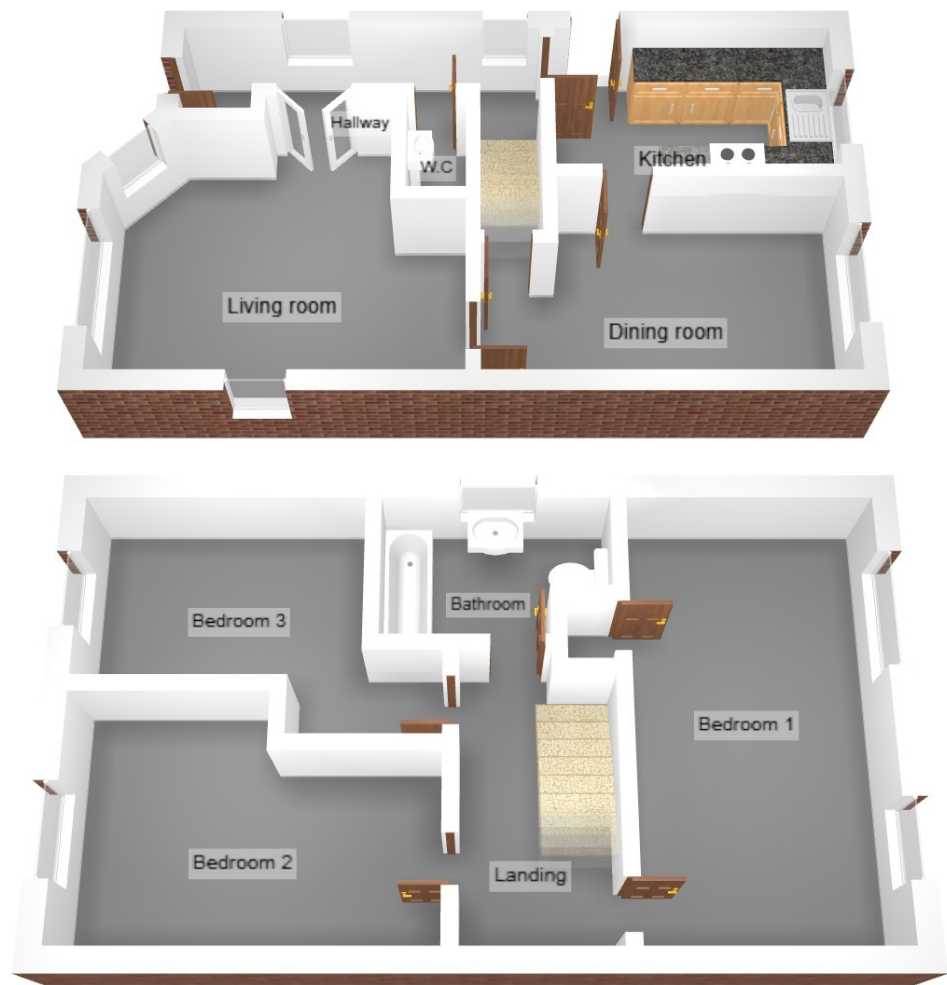
Off road parking to the front of the property for 3/4 vehicles, area of decorative stone with mature trees, pathway laid to patio leading to the front door with overhead porch style canopy. Driveway leading to the garage with power and lighting and side gate leading to the rear garden.

Enclosed and private rear garden, laid to decking with areas of bedding and laid patio pathway leading to a further decked area with raised borders and planting and enclosed with mature shrubs and trees. Outside tap.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	83
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	67	83
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	67	83
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		