

FOR
SALE



PROPERTY SUMMARY

Well presented four bedroom semi detached dormer bungalow situated on a popular street in the sought after area of Cefn Glas. The property comprises entrance hall, lounge, kitchen/breakfast room, family bathroom, enclosed rear garden, driveway parking and garage. Viewing recommended.

POINTS OF INTEREST

- Four bedroom semi detached bungalow
- Single garage with good off road parking
- Three double bedrooms
- Recently fitted kitchen/breakfast room
- Gas fired combination boiler
- Close to local primary and secondary schools
- Well presented lovely family home.



ROOM DESCRIPTIONS

Entrance

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

Entrance Hall

Emulsioned ceiling and walls with half height feature dado rail, skirting, wood effect laminate flooring and radiator with cover. Fitted storage cupboard housing the wall mounted gas fired combination boiler and door through to kitchen/breakfast room.

Kitchen / breakfast room

3m x 3.40m (9' 10" x 11' 2") Benefiting from dual aspect natural light via PVCu double glazed window to the side and the front both with fitted blinds and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the wood effect floor. A range of wall mounted and low level units in shaker style grey with brushed chrome handles and a complementary roll top work surface. Inset sink with swan neck tap and drainer, integrated electric oven with electric hob and overhead extractor hood. Integrated fridge and freezer and plumbing for automatic washing machine. Doorway through to the lounge.

Lounge

3.35m x 4.60m (11' 0" x 15' 1") Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and wood effect flooring.

Family Bathroom

PVCu frosted glazed window to the side with a fitted roller blind, emulsioned ceiling and full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and over bath shower attachment plus a wall mounted electric shower and heated wall mounted chrome towel rail.

Bedroom 4

2.10m x 3.15m (6' 11" x 10' 4") Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls with half height feature dado rail, skirting and fitted carpet.

Bedroom 1

3.30m x 4.70m (10' 10" x 15' 5") Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

Bedroom 2

3m x 3.40m (9' 10" x 11' 2") Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

Landing

Via stairs with fitted carpet and wooden balustrade.

Bedroom 3

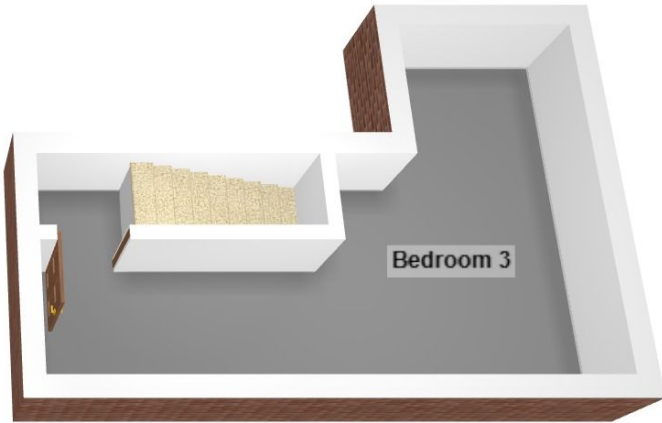
4m x 3.90m (13' 1" x 12' 10") L shaped room (measurements reduce to 2m). Emulsioned ceiling and walls, skirting and fitted carpet, access to loft storage and double glazed velux sky light.

Outside

Enclosed rear garden laid to lawn. There is a single garage with gated access from the rear garden with a traditional up and over door and parking in front for 2 cars.

Enclosed front garden laid to lawn with mature trees and shrubs and concrete driveway with gated access from Longfellow Drive,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	