

FOR  
SALE





## PROPERTY SUMMARY

Well presented three bedroom detached house situated within a cul de sac of similar style properties. The property is within walking distance of local Primary School, shops, takeaways, dental surgery, doctors, public house, play park and has good road links to Bridgend town centre, the A48 and M4 corridor. Internal viewing highly recommended to fully appreciate.

## POINTS OF INTEREST

- Three bedroom detached house
- Open plan kitchen / diner
- Conservatory to the rear
- EPC - D , Council tax band - D
- Good size enclosed rear garden



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door with frosted double glazed side panel into the entrance hall finished with emulsioned ceiling, centre light, wall mounted electric consumer box, radiator, emulsioned walls, skirting and vinyl tiled flooring. Doors leading to lounge and kitchen/diner. Stairs leading to first floor.

### Lounge

4.77m x 3.77m (15' 8" x 12' 4") Emulsioned ceiling, centre pendant light, emulsioned walls with one feature papered wall, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet.

### Kitchen / Diner

4.5m x 3.9m (14' 9" x 12' 10") Emulsioned ceiling, two sets of centre lights, emulsioned walls with tiling to splash back areas, one feature papered wall, PVCu double glazed window overlooking the rear of the property, PVCu double glazed sliding door leading out to the conservatory, radiator, skirting and grey wood effect lino flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Integrated double electric oven with four ring gas hob and overhead extractor fan. Space for washing machine, dishwasher and tumble dryer. Space for freestanding fridge/freezer. Inset one and a half stainless steel sink with chrome mixer tap/ Cupboard housing gas boiler. Centre island bar.

### Conservatory

2.88m x 2.76m (9' 5" x 9' 1") Perspex roof with centre light, PVCu glazed units set on dwarf walls, PVCu double glazed French doors leading out to the rear garden, radiator and wood effect laminate flooring.

### Stairs and Landing

Via stairs with hand rail. Textured ceiling, centre pendant light, smoke alarm, emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms and family bathroom.

### Bedroom

3.84m x 2.44m (12' 7" x 8' 0") Textured ceiling, centre pendant light, emulsioned walls with half height wood panelling, built in storage cupboard and built in drawers, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

### Bedroom

3.62m x 3m (11' 11" x 9' 10") Measurements to the face of the wardrobe. Textured ceiling, centre light, access to loft which is part boarded, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, built in storage cupboard with hanging rails and shelving, storage cupboard with shelving housing the hot water tank, skirting and fitted carpet.

### Bedroom

3m x 2m (9' 10" x 6' 7") Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

### Bathroom

Emulsioned ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and tile effect lino flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap, bath with chrome mixer tap and overhead electric shower with bi-folding glass screen.

### Outside

Enclosed and private rear garden with an area of decking, area laid to lawn enclosed with feature edge fencing and conifer hedging. Area of hard standing with shed to remain. Area of decorative stone to the rear. Side gated access to the front of the property.

Off road parking for four vehicles to the front of the property leading to garage.

### Garage

Accessed via a traditional up and over door with power and parking for one vehicle.













# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC

