

FOR  
SALE



10 Longfellow Drive, Bridgend, Mid Glamorgan CF31 4PR

£260,000 - Freehold

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## PROPERTY SUMMARY

Introducing this three bedroom dormer bungalow located within the popular area of Cefn Glas and is ideal for Cefn Glas Juniors and Bryntirion Comprehensive schools. The property benefits from an open plan kitchen / lounge / diner as well as a single garage and off road parking.

## POINTS OF INTEREST

- Well presented three bedroom dormer bungalow
- Single garage and off road parking
- Open plan kitchen/lounge/diner
- Popular area of Cefn Glas



## ROOM DESCRIPTIONS

### Entrance

Access via frosted glazed PVCu front door into the entrance hallway with laminate floor and a storage cupboard. Doorway through into the lounge.

### Lounge

2.75m x 4.75m (9' 0" x 15' 7") PVCu double glazed window to the front. Recessed LED spotlights and laminate floor. Feature media wall. Stairs to the first floor and a large square archway through into the kitchen

### Kitchen

2.95m x 3.75m (9' 8" x 12' 4") PVCu double glaze window overlooking the rear garden and a frosted glazed PVCu door leading out to the side driveway. Recessed LED Spotlight. Continuation of the laminate floor. Arranged with a selection of low-level and wall mounted kitchen unit in sage green with a complementary roll top worksurface and splashback. Inset sink with swan neck tap. Integrated washing machine, electric hob with overhead extractor hood, double oven, and fridge freezer. Space for tumble.

### Bathroom

Frosted glazed window to the rear. Respertex ceiling walls and ceramic tiled floor. Three piece suite in white with WC, wash hand basin with chrome mixer tap and a bath with a chrome waterfall tap and over bath plumbed shower. Wall mounted heated chrome towel rail.

### Bedroom 1

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, skirting, fitted carpet.

### Lounge

2.9m x 4.25m (9' 6" x 13' 11") Dual aspect natural light via PVCu double glazed window with a fitted Venetian blind and French doors leading out to the side garden. Finished with fitted carpet.

### Stairs and landing

Fitted carpet and wooden balustrade. PVCu double glazed window to the rear.

### Bedroom 2

2.3m x 3.85m (7' 7" x 12' 8") Dual aspect natural light via PVCu double glazed windows to the front and to the rear, with access into eaves storage housing a Worcester gas fire combination boiler.

### Bedroom 3

2.8m x 2.3m (9' 2" x 7' 7") Overlooking in the front via PVCu double glazed window, laminate floor.

### Outside

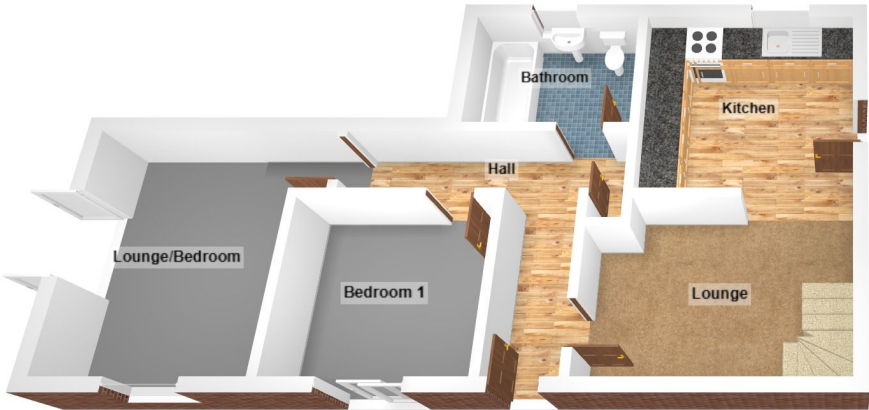
Enclosed front and side garden laid to lawn.

Detached garage with concrete driveway to the front and a courtyard garden to the rear.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		