

FOR  
SALE



81 Beach Road, Pyle, Bridgend, Mid Glamorgan CF33 6AR

£125,000 - Freehold



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## PROPERTY SUMMARY

Three bedroom end of terrace house ideally located for access to the M4 motorway at Junction 36 and within walking distance of Pyle local train station. Comprising entrance hall, lounge, kitchen / diner, three bedrooms and family bathroom. Enclosed rear and front gardens. Driveway parking. Small cul-de-sac location. NO ONWARD CHAIN.

## POINTS OF INTEREST

- Driveway parking
- IDEAL first time or investment purchase
- Gas fired combination boiler
- NO ONWARD CHAIN
- Three bedroom end of terrace house
- EPC - C / Council Tax - B



## ROOM DESCRIPTIONS

### Entrance

Entrance via frosted glazed PVCu front door into the entrance hall with papered ceilings, skirting, vinyl tile floor. Storage cupboard housing the electric meter. Door through into reception room and kitchen. Stairs to the first floor.

### Lounge

3.2m x 5.5m (10' 6" x 18' 1") Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the rear and finished with a tiled and coved ceiling, central light fitting and fan, plastered walls, skirting and vinyl tiled floor.

### Kitchen / diner

4.65m x 3.2m (15' 3" x 10' 6") Benefitting from dual aspect natural light via PVCu double glazed window to the rear and to the side with two central light fittings, emulsioned walls, skirting and a vinyl floor. A range of low level and wall mounted kitchen units in a Beech finish with brushed chrome handles and roll top worksurface. Inset sink with mixer tap and drainer. Space for gas cooker. Plumbing for automatic washing machine and space for dishwasher. Understair storage. Frosted glazed door leading out to the rear. Square archway through into additional kitchen space.

### Additional kitchen space

2.25m x 2.25m (7' 5" x 7' 5") PVCu double glazed window to the front and a frosted glazed PVCu door to the side. Emulsioned ceiling and walls. Continuation of the vinyl floor. Space for fridge freezer and further low-level and wall mounted kitchen units with a rolltop worksurface and ceramic tiles to the splashback.

### Stairs and landing

To the first floor via stairs with wooden balustrade. Access to loft storage. PVCu double glazed window overlooking the rear. Fitted storage cupboard housing a Worcester gas fired combination boiler.

### Bathroom

PVCu frosted glazed window to the rear. Central light fitting. Three piece suite in white with WC, wash hand basin and bath with over bath electric shower.

### Bedroom

3.2m x 3.7m (10' 6" x 12' 2") Overlooking the front via PVCu double glazed window. Plastered walls and exposed floorboards.

### Bedroom

2.4m x 2.5m (7' 10" x 8' 2") Overlooking the side via PVCu double glazed window. Papered walls. Exposed floorboards. Recess for shelving.

### Bedroom

3.3m x 2.9m (10' 10" x 9' 6") Overlooking the front via PVCu double glazed window. Plastered walls, exposed floorboards and a storage cupboard over the stairs.

### Outside

Enclosed rear garden laid to patio and lawn with mature trees and a raised bed. Side access back to the front where there is an enclosed front garden with off-road parking. External storage and outside WC.



