

FOR
SALE



PROPERTY SUMMARY

Introducing this well presented five bedroom detached house set back off the road and one of only three houses. The property offers good size family accommodation comprising entrance hall, library, lounge, downstairs WC, kitchen/diner, dining room, utility, office, four bedrooms to the first floor and bathroom, fifth bedroom to the second floor, double garage, off road parking and good sized enclosed private rear garden. Viewing highly recommended to appreciate. Sold with no ongoing chain.

The property is within easy walking distance of Bridgend town centre, Bryntirion and Cefn Glas primary schools and Bryntirion Secondary school as well as local convenience stores, football club and bus routes serving the centre of Bridgend giving access to the mainline train station. Easy access to the McArthur Glen designer outlet and M4 corridor at junction 36.

POINTS OF INTEREST

- Modern Five bedroom detached house
- Kitchen/diner plus separate dining room
- Utility/ library/ lounge/office
- Downstairs WC/ EPC -B , Council tax band - G
- Double garage/ off road parking
- Large private enclosed rear garden



ROOM DESCRIPTIONS

Description

Entrance

Via part frosted glazed PVCu front door with side panels set on dwarf walls into good sized welcoming entrance hall finished with two pendant lights, smoke alarm, coving, radiator and marble tiled flooring with matching upstand skirting. Stairs leading to the first floor. Doors leading to lounge, library, downstairs WC, kitchen/diner, dining room and home office. Storage cupboard with hanging rail and shelving.

Library/ Reception

3.42m Max x 2.67m Max (11' 3" Max x 8' 9" Max)

Coved ceiling, centre light, two PVCu double glazed windows with one overlooking the front of the property and one to the side of the property, radiator, skirting and fitted carpet. Fitted furniture can remain with the property.

Lounge

5.79m Max x 3.85m Max (19' 0" Max x 12' 8" Max)

Coved ceiling, two centre lights, two PVCu double glazed windows with one overlooking the side and one overlooking the front of the property, two radiators, skirting and a continuation of the fitted carpet. Feature electric fire with marble hearth and wooden mantel.

Downstairs w.c.

2.66m Max x 1.24m Max (8' 9" Max x 4' 1" Max)

Coved ceiling, pendant light, emulsioned walls with tiling to splash back areas, wall mounted mirror, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Two piece suite comprising low level WC and pedestal sink with chrome taps.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (83)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



