

FOR  
SALE



21 Parcau Road, Bridgend, Mid Glamorgan CF31 4TA

£305,000 - Freehold

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Payton  
Jewell  
Caines

## PROPERTY SUMMARY

TRADITIONAL three bedroom semi detached house comprising porch, entrance hall, TWO RECEPTION ROOMS, kitchen, utility, DOWNSTAIRS WC, three bedrooms, family bathroom, rear garden, OFF ROAD PARKING and GARAGE. Early viewing highly recommended to fully appreciate.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Downstairs w.c. and first floor bathroom
- Driveway parking to the front
- Enclosed courtyard garden
- EPC - / Council tax - C



## ROOM DESCRIPTIONS

### Entrance

1.61m x 1.86m (5' 3" x 6' 1") Via part frosted glazed PVCu front door into the porch finished with vaulted PVCu double glazed ceiling, PVCu double glazed window panels set on dwarf wall, skirting and tiled flooring. Wall mounted light. Door into entrance hall.

### Entrance Hall

Doors leading to lounge, reception 2, under stairs WC and door leading to under stair storage cupboard. Textured and coved ceiling, centre light, textured papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor.

### Downstairs WC

0.71m x 1.40m (2' 4" x 4' 7") Textured ceiling, papered walls with half height tiling, wall mounted mirror cabinet, PVCu frosted double glazed window overlooking the side of the property, radiator, skirting and tile effect vinyl flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

### Lounge

3.88m x 4.35m (12' 9" x 14' 3") Emulsioned ceiling, centre light, ceiling rose, decorative coving, textured papered walls, PVCu double glazed bay window overlooking the front of the property, radiator, skirting and a continuation of the fitted carpet. Feature chimney breast with electric fire, marble hearth, surround and mantle. Bi-folding double doors leading into second reception room.

### Reception 2

4.30m x 5.88m (14' 1" x 19' 3") Emulsioned ceiling, two pendant lights, two ceiling roses, decorative coving, textured papered walls, matching feature electric fireplace with marble hearth, mantel and surround, space for dining room table and chairs, PVCu double glazed box bay window overlooking the rear garden, PVCu double glazed window overlooking the side of the property, two radiators, skirting and a continuation of the fitted carpet. Folding doors into the kitchen.

### Kitchen

2.36m x 3.61m (7' 9" x 11' 10") Emulsioned ceiling with sunken chrome spot lights, coving, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and tiled flooring. A range of wall and base units in white gloss with complementary roll top work surface. Inset one and a half stainless steel sink with chrome mixer tap. Space for freestanding fridge/freezer. Integrated appliances to include: double electric oven, microwave oven, dishwasher, four induction hob with overhead extractor hood. Double doors leading into utility.

### Utility

1.81m x 2.37m (5' 11" x 7' 9") Emulsioned ceiling with sunken chrome spot lights, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and a continuation of tiled flooring. A range of wall and base units with complementary roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine. Wall mounted gas combination boiler. PVCu frosted double glazed door leading to inner hallway.

### Inner hallway

Lean-to Perspex roof, tongue and groove clad walls, tiled flooring. Access to the rear garden and door providing access to the rear of the garage.

### First floor landing

Via stairs with hand rail and fitted carpet. Doors leading to three bedrooms and family bathroom. Textured ceiling, centre light, ceiling rose, access to loft, coving, textured papered walls, skirting and fitted carpet. Large stained glass window overlooking the side of the property.

### Family bathroom

2.28m x 2.30m (7' 6" x 7' 7") Emulsioned ceiling with sunken chrome spot lights, centre light, marble effect panelled walls, wall mounted mirror, radiator, frosted PVCu double glazed window overlooking the rear of the property and vinyl flooring. Four piece suite comprising low level vanity WC unit, vanity sink unit with chrome mixer tap, bath with chrome mixer tap and hand held shower attachment and large walk in shower with overhead electric shower and folding glass screen.

### Bedroom 1

3.42m x 4.34m (11' 3" x 14' 3") Textured papered ceiling, centre pendant light, ceiling rose, coving, textured papered walls, PVCu double glazed bay window overlooking the front, radiator, skirting and fitted carpet.

### Bedroom 2

2.84m x 3.60m (9' 4" x 11' 10") Measurements to the face of the wardrobes. Textured papered ceiling, centre fan light, ceiling rose, textured papered walls, large PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet. Built in wardrobe and over bed storage space.

### Bedroom 3

2.00m x 2.49m (6' 7" x 8' 2") Textured papered ceiling, centre light, ceiling rose, textured papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Built in wardrobes and built in folding down bed and further desk storage space.

### Outside

Block paved driveway with off road parking to the front for 3/4 vehicles leading to the garage. Patio area leading to the front door, good sized garden laid to lawn with areas of bordering shrubbery and decorative stone.

Enclosed rear garden laid to patio with an area of artificial grass, raised borders with mature shrubbery and outside power and lighting.

### Garage

Power and light installed. Roller door to the front and courtesy door.

## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G excellent data and voice

**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



