



Neville Road, Bridgend

DanielMatthew
ESTATE AGENTS

Neville Road, Bridgend

£349,950

Daniel Matthew are pleased to offer this extended five bedroom semi detached property with excellent accommodation, situated in a very well regarded residential area and close to the Town Centre. The property benefits from an enclosed private garden to rear, with off road parking to the front. Accommodation comprises: Entrance porch into reception hallway/study, lounge with double doors to dining room/family room. Fitted kitchen/utility room. Conservatory. Bedroom with en suite and Georgian doors giving access to the rear garden. First floor: Landing, large master bedroom with French doors, two further double bedrooms and a single bedroom. Family bathroom. This is an opportunity to purchase a traditional semi detached property with vacant possession situated in a quiet sought after location. The downstairs bedroom with an ensuite is an excellent room for families that could benefit from this addition. Call 01656 750764 not to miss this opportunity.

Entrance Porch

Enter via front door into porch, flat skimmed ceiling. Two cupboards, radiator, tiled floor. Access into reception / study

Reception Room/Study

(12' 11" x 9' 7") or (3.93m x 2.92m)

A large reception hall which could be used as an office or study. Flat skimmed walls and ceiling. Radiator. Access to bedroom / annex and door to inner hallway.

Inner Hallway

Skimmed ceiling with coving. Staircase carpeted leading to first floor. Feature dado rail. Wood laminate flooring. Radiator. Door leading to cupboard housing controls for central heating hot water cylinder. Door to WC.

Cloakroom/w.c

Situated off the hallway a two piece suite in white comprising of a pedestal wash hand basin and low level WC with accessories. Tiled flooring.

Lounge

(14' 4" x 10' 11") or (4.37m x 3.34m)

Situated to the front of the property with sealed unit wood double glazed windows. Skimmed ceiling with coving and feature dado rail. Radiator. Chimney breast with multi fuel burner. Wood flooring. Opening leading into dining / second reception room.



Dining/Family Room

(13' 4" x 9' 9") or (4.07m x 2.97m)

Situated to the front of the property with sealed unit wood double glazed window. Skimmed and coved ceiling. Radiator. Wood flooring.

Kitchen

(14' 4" x 10' 11") or (4.37m x 3.34m)

A spacious kitchen with flat skimmed ceiling and spot lights. UPVC double glazed window looking into conservatory. A fully fitted kitchen in oak which includes a range of wall and base units to include inset drawers, plate rack and display cabinet, roll edge coordinating work surfaces with tiling to splash back areas. White high gloss inset one and a half bowl sink unit with mixer taps. a large larder fridge and dishwasher. A Range Master oven with five ring electric hob with hot plate and canopy extractor over. Ceramic tiled flooring. UPVC door leading into conservatory. Entrance into utility room.

Utility Room

(10' 10" x 10' 9") or (3.30m x 3.27m)

UPVC double glazed window overlooking the rear garden. Work surfaces. Plumbing for automatic washing machine. Wall mounted boiler. Ceramic tiled flooring.

Conservatory

(10' 8" x 9' 10") or (3.24m x 2.99m)

A white UPVC double glazed conservatory with glass roof. Wall mounted electric heater. Doors giving access to rear garden. Ceramic tiled flooring.

Annex Bedroom

(15' 8" x 11' 9") or (4.77m x 3.57m)

An excellent addition to this property and benefits from flat skimmed ceilings and walls. A bank of built in wardrobes. Window to the side with radiator under. UPVC French doors opening out to the garden. Door to ensuite.

En Suite

An impressive ensuite finished to a high specification and benefits from a three piece suite in white high gloss which includes a vanity unit with wash hand basin, wall mounted cupboards with mirror. Low level WC. Walk in shower area with several shower heads and built in shelving. Fully tiled walls and floor. Large vertical radiator with mirror. Extractor. Accessories.

Landing

Skimmed ceiling with access to loft, smoke detector. Stained glass sealed unit double glazed window. Radiator. Fitted carpets.

Master Bedroom

(21' 9" x 9' 11") or (6.64m x 3.01m)

This room is of generous size, with sealed unit double glazed window to front with wooden binds. Artexed and coved ceiling. Radiator. Step down to dressing room area with white UPVC patio doors. Fitted carpets.

Bedroom Two

(11' 8" x 11' 7") or (3.56m x 3.52m)

Situated to the front of the property with sealed unit wood window. Artexed and coved sealing. Fitted carpets

Bedroom Three

(11' 7" x 10' 6") or (3.54m x 3.20m)

Situated to the front of the property with artexed and coved ceiling. Sealed unit double glazed window. Built in wardrobes. Radiator. Fitted carpets.



Bedroom Four

(9' 8" x 8' 2") or (2.94m x 2.48m)

Situated to the rear of the property with UPVC double glazed window over looking the rear. Radiator. Fitted carpets.

Bathroom

(6' 9" x 5' 10") or (2.06m x 1.78m)

Situated to the rear with UPVC double glazed window. Three piece suite in white comprising of a L-shaped bath with mixer taps and shower and screen. Wash hand basin within a vanity unit, low level WC. Tiled walls and floor and a heated towel rail.

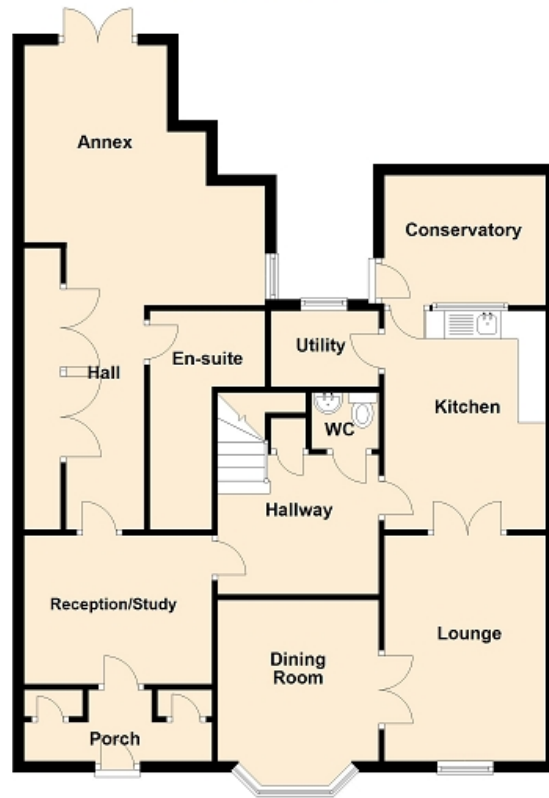
Garden

The rear garden is private and fully enclosed and private with large patios area's and artifical grass. Outside tap. Garden shed.

The front of the property has a newly laid driveway.

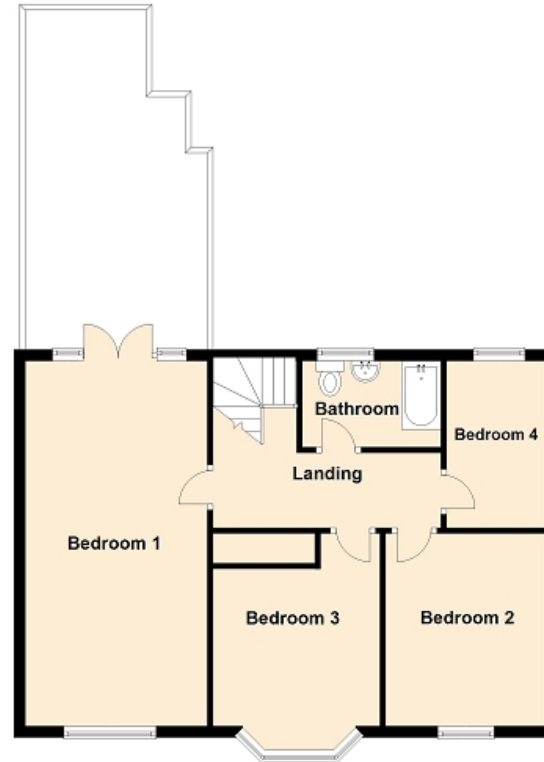
Ground Floor

Approx. 97.2 sq. metres (1046.6 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 157.3 sq. metres (1692.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.