

5 Castle View  
Bridgend  
Bridgend County  
CF31 1HL

£232,000



- Traditional Semi Detached Bungalow
- Offered With Vacant Possession
- 20 ft Lounge / Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Wet Room
- Generous Driveway and Garage
- Private Rear Garden
- Close To Town Centre, Hospital, Bus Links & M4

Ref: PRA10231

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*OFFERED WITH NO ONGOING CHAIN\*\*** Daniel Matthew Estate Agents are pleased to offer for sale this semi detached bungalow located within close proximity to the town centre, local amenities, bus routes, hospital and motorway links. This property would benefit from modernisation and offers well proportioned rooms, comprising entrance hall, 20 ft open plan lounge/ dining room, kitchen, three bedrooms and wet room. Private garden to rear with ramp access. Garage with driveway and parking for approximately three vehicles. Call today on 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via UPVC front door into hallway. Tiled ceiling with coving. Paper walls. Fitted carpets.

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**Lounge/Diner (20' 5" Max x 19' 0" Max) or (6.22m Max x 5.79m Max)**

L Shaped - narrowing to 3.31m

A generous room situated to the front of the property with a large UPVC double glazed window plus a smaller window, with blinds to remain. Tiled and coved ceiling. Mahogany mantelpiece with gas fire. Radiator. Fitted carpets

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### Inner Hallway

Fitted carpets and doors to all rooms.

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**Kitchen (10' 10" x 8' 4") or (3.31m x 2.54m)**

Fitted kitchen finished in oak which comprises of a range of wall and base units to include inset draws and display gallery. Coordinating work surfaces and tiling to splash back areas. Integrated gas oven and hob with extractor. Integrated fridge / freezer. Space and plumbing for automatic washing machine. Sink and drainer with mixer taps. Cupboard housing the combination boiler. Vinyl flooring. Artexed ceiling with strip lighting. UPVC door leading to the side of the property.

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**Master Bedroom (11' 11" x 10' 11") or (3.62m x 3.32m)**

Situated to the rear of the property with UPVC double glazed window. Skimmed ceiling with coving. Radiator. Fitted carpets.

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### Bedroom Two (12' 10" x 9' 11") or (3.91m x 3.02m)

Situated to the rear of the property with UPVC patio doors with ramp access to garden. Tiled ceiling with coving. Radiator. Fitted carpets.



### Bedroom Three (9' 9" x 8' 11") or (2.96m x 2.71m)

Situated to the side of the property with UPVC double glazed window. Tiled ceiling with coving. Radiator. Fitted carpets.



### Wet Room (7' 3" x 6' 0") or (2.20m x 1.83m)

A fully tiled wet room with skimmed ceiling and down lights. Obscure UPVC double glazed window. White WC and pedestal wash hand basin, walk in shower with curtain. Extractor. Radiator.



### Garden

Fully enclosed low maintenance private rear garden with ramp access to bedroom two. Door leading to garage personnel door.

The front of the property is nicely landscaped with a generous driveway leading to the garage.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

