

7 Monks Close
Pyle
Bridgend County
CF33 6LF

£180,000



- Outline Planning for Three Bedroom Detached, Subject To Highways Survey
- Three Bedroom Semi Detached
- Further Development Potential
- No Chain
- Cul-De-Sac Location
- Close To Amenities
- Good Transport Links
- Must Be Viewed To See Potential

Ref: PRA10298

Viewing Instructions: Strictly By Appointment Only



General Description

* INVESTMENT OPPORTUNITY * Daniel Matthew are pleased to offer for sale this three bedroom semi detached with outline planning for a three bedroom detached subject to Highway survey. Comprising hallway, lounge, kitchen/diner. To the first floor three bedrooms and family bathroom. Further benefits large rear and side garden allowing this brilliant opportunity for further development. Offered with No Onward Chain, call our team for further details.

Accommodation



Entrance

Enter via UPVC double glazed door to hallway, plain ceiling, plain walls, laminate flooring, radiator, stairs to first floor, door to ground floor rooms.



Lounge (17' 09" x 8' 10") or (5.41m x 2.69m)

UPVC double glazed French doors leading to rear garden, Plain ceiling, plain walls, laminate flooring, radiator, UPVC double glazed window to front aspect.



Kitchen/ Diner (17' 04" Max x 14' 00" x 6' 2" Min) or (5.28m Max x 4.27m x 1.88m Min)

Aspects to front, side and rear UPVC double glazed window, UPVC double glazed door leading to rear garden. Matching wall and base units, stainless steel sink/ drainer, plumbing for washing machine, integrated hob and oven, tiled flooring, radiator.



Landing

UPVC double glazed window to rear aspect, plain ceiling, plain walls, airing cupboard, carpet flooring, doors leading to first floor rooms.



Bedroom One (11' 08" x 10' 05") or (3.56m x 3.18m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard.



Bedroom Two (9' 08" x 8' 09") or (2.95m x 2.67m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, access hatch to loft room.



Bedroom Three (6' 08" x 8' 08") or (2.03m x 2.64m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled splashback, low level WC, wash hand basin, panelled bath with shower over.

Loft Room

NOT TO REGS - Two velux windows, papered walls, boarded flooring.



Outside

Front - Steps leading down to a side pathway with garden laid to lawn, mature hedge, wall boundaries.

Side - Laid to lawn, building opportunity for three bedroom detached dwelling subject to highways survey.

Rear - Fenced boundaries, patio area, hard standing, laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.