

12 Heol Fechan
Bridgend
Mid glam
CF31 4TW

£254,000



- Detached Property
- VENDOR OPEN TO OFFERS
- Three Bedrooms
- Immaculately Presented
- Second Reception Room
- Open Plan Kitchen/Diner
- Call Today To Arrange An Appointment
- Corner Plot
- Close To Local Amenities
- Brand new shower room

Ref: PRA10310

Viewing Instructions:

General Description

OPEN TO OFFERS "Generous Plot" Daniel Matthew Estate Agents are pleased to offer for sale this immaculately presented detached property located in Llangewydd Court. Situated on a generous corner plot. Property comprises entrance hall, lounge, kitchen/diner, second reception room and cloakroom. To the first floor three well presented bedrooms and brand new fitted shower room and the boiler is one year old. The property benefits from front side and rear gardens, driveway to front. Within walking distance to local amenities, close to transport links. Viewing highly recommended, call today to arrange an appointment.

Accommodation

Entrance Hallway

Enter via UPVC double glazed door to side aspect, plain ceiling, plain walls, carpet flooring, door to cloakroom, door leading to entrance hall.



Lounge (16' 10" x 10' 07") or (5.13m x 3.23m)

UPVC double glazed picture window to front aspect, plain ceiling, plain walls, radiator, laminate flooring, opening to kitchen/diner.



Kitchen/ Diner (16' 10" x 12' 03") or (5.13m x 3.73m)

UPVC double glazed window to rear aspect, UPVC double glazed patio doors to rear aspect opening on to rear garden, UPVC double glazed door to side aspect, plain ceiling, plain walls, range of wall and base units with complementary worktops, ceramic one and a half bowl sink with drainer and mixer tap over, integrated fridge/freezer and washing machine, tile effect flooring to kitchen area and laminate flooring to dining area.



Second Reception Room (15'4" x 7'10") or (4.68 x 2.41)

UPVC double glazed window to front aspect, UPVC double glazed French doors to rear aspect opening out to rear garden. plain ceiling, plain walls, radiator, carpet flooring.

Cloakroom/w.c

UPVC obscure double glazed window to front aspect, textured ceiling, plain walls, low level WC, vanity unit wash hand basin, radiator and vinyl flooring.



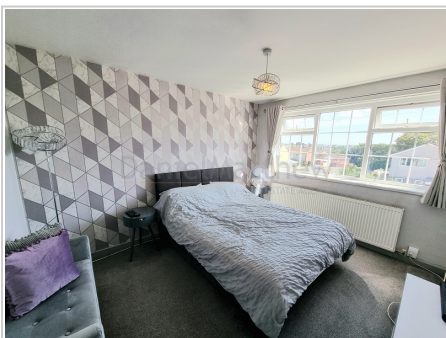
Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, access to loft, doors leading to all first floor rooms, airing cupboard housing brand new combi boiler which is one year old.



Master Bedroom (11' 10" x 9' 10") or (3.61m x 3.00m)

UPVC double glazed window to front aspect, textured ceiling, plain walls and feature wall, radiator and carpet flooring.



Bedroom Two (11' 03" x 9' 01") or (3.43m x 2.77m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls radiator and laminate flooring.



Bedroom Three (7' 08" x 6' 09") or (2.34m x 2.06m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring and radiator.



Shower Room

Brand New Fitted shower room, UPVC obscure double glazed window to rear aspect, textured ceiling, tiled walls, modern shower with thermostatic shower, wash hand basin, low level WC, tile flooring, radiator.



Garden

Front Garden - Generous garden to front and side, laid to lawn with mature shrubs, path leading to front door, driveway parking.

Rear Garden - Wall boundary, patio area wrapping around rear and side, garden laid to lawn, outside tap, shed to remain.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

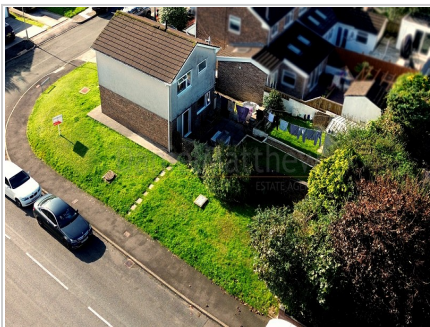
Tenure

We are informed that the tenure is Freehold

Council Tax

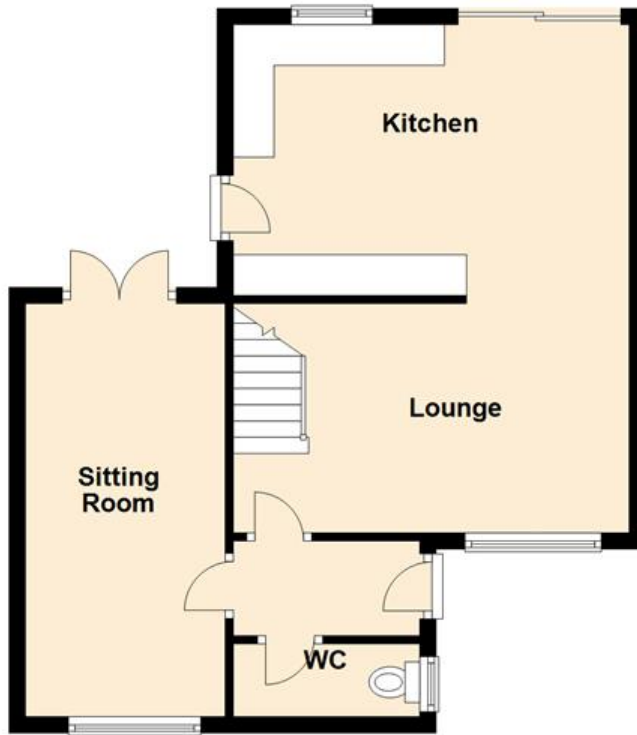
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Ground Floor

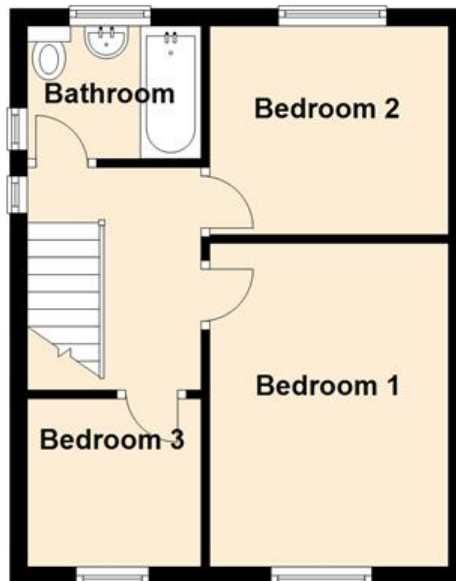
Approx. 5.0 sq. metres (53.3 sq. feet)



Total area: approx. 11.9 sq. metres (128.3 sq. feet)

First Floor

Approx. 7.0 sq. metres (75.0 sq. feet)



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.