

2 Lon Y Coed
Cefn Glas
Bridgend County
CF31 4UA

£199,950



- Three Bedroom Semi Detached Property
- Through Lounge / Dining Room
- Family Shower Room
- Conservatory
- Maintenance Free South Facing Rear Garden
- Spacious Parking To Front
- Walking Distance To Schools And Amenities
- Viewing Recommended



Ref: PRA10372

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented property is located in a quiet cul-de-sac just off Barnes Avenue, which is ideally situated within walking distance of the local Schools, shops and nearby park. Built originally in the 1970's, the property has had a conservatory added which was upgraded approximately three years. The property comprises of an entrance hallway, lounge/dining and fitted kitchen. The first floor offers three bedrooms and a shower room. The front of the property is laid to tarmac providing ample off-road parking. The rear of the property is maintenance free and fully enclosed with a southerly facing garden laid to patio, a decked area and a seated pergola off the conservatory. Viewing's on the property are highly recommended to appreciate what it has to offer. Lon Y Coed is a short distance from Bridgend Town Centre, Junction 36 of the M4 Motorway and the A48. Call Daniel Matthew on 01656 750764 to arrange a viewing.

Accommodation



Hallway

The property is entered via a composite double glazed front door into an entrance hallway with vinyl flooring, carpeted staircase to the first floor landing, door to generous storage cupboard and doorway to lounge. Trip switch box. Radiator. Artexed ceiling.



Lounge (13' 1" x 10' 6") or (4.0m x 3.20m)

UPVC double glazed window with blinds to remain over looking the front of the property. Artexed and coved ceiling. Bamboo solid wood flooring. Feature fireplace with electric fire and open plan access to the dining room.



Dining Room (9' 4" x 8' 2") or (2.85m x 2.50m)

The dining room is situated to the rear of the property and has a continuation of the bamboo flooring. Artex and coving to ceiling. UPVC glazed window to rear and sliding door to the kitchen. Radiator.



Kitchen (9' 4" x 8' 0") or (2.85m x 2.45m)

The kitchen is fully fitted with a matching range of wall and base units to include inset draws and wine rack, coordinating work surface with tiling to splash back areas. Cupboard housing combination boiler. There is a stainless steel sink unit, built-in oven, four ring gas hob with a glass splash back and complimentary canopy extractor hood. Plumbing and space for appliance, space for low level fridge and freezer, vinyl flooring, coved ceiling with spot lights. UPVC double glazed window to rear and door to the conservatory.



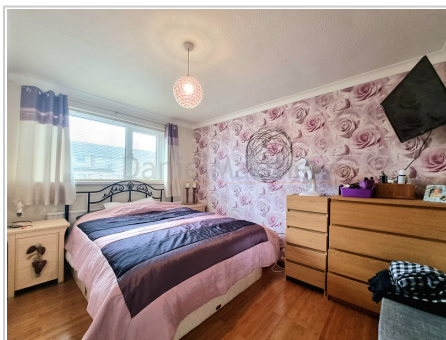
Conservatory (10' 4" x 8' 8") or (3.15m x 2.64m)

The conservatory is UPVC double glazed with a polycarbonate roof, the floor is laid with vinyl and there are two doors to the rear garden.



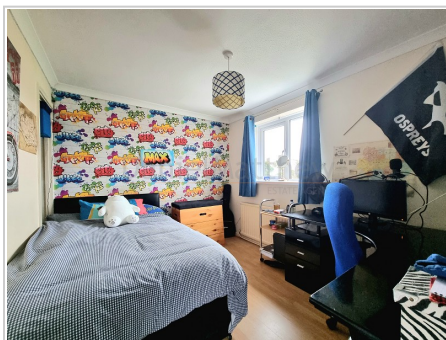
Landing

Artex and coved ceiling with fitted carpets. Doors leading to all first floor rooms. UPVC double glazed window. Access to loft. Storage cupboard.



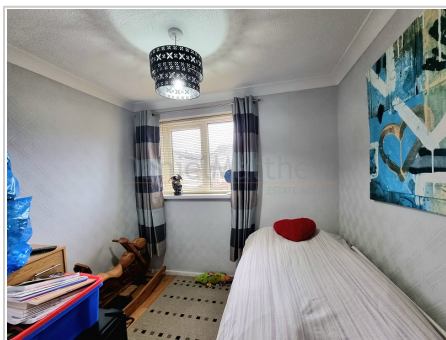
Master Bedroom (11' 10" x 8' 4") or (3.60m x 2.55m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artex and coved ceiling. Laminate flooring. Built in wardrobe.



Bedroom Two (10' 6" x 8' 8") or (3.20m x 2.65m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Artex and coved ceiling. Laminate flooring. Open storage cupboard.



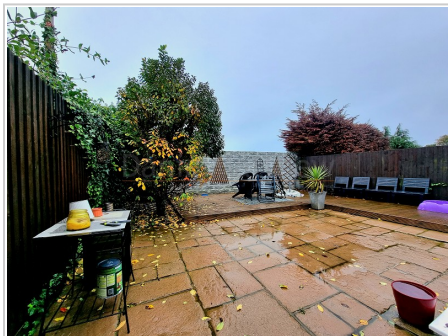
Bedroom Three (8' 2" x 8' 2") or (2.50m x 2.50m)

Situated to the front of the property with UPVC double glazed window. Artex and coved ceiling. Laminate flooring. Storage cupboard.



Shower Room / WC (5' 9" x 5' 3") or (1.75m x 1.60m)

The modern shower room is white and fitted with a three-piece suite comprising; corner shower unit with electric shower, vanity unit wash hand basin and low-level WC. There is a chrome heated towel rail, vinyl flooring, fully tiled walls and a UPVC obscure double glazed window to rear.



Garden

The front of the property has a tarmac drive providing ample off-road parking. The rear of the property is an enclosed southerly facing garden laid to patio and has decking with a seated pergola area. Access via the side to the front.

Services

Mains electricity, mains water, mains gas, mains drainage

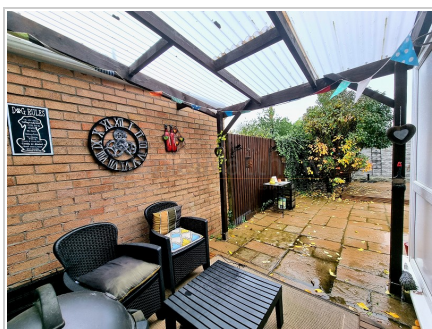
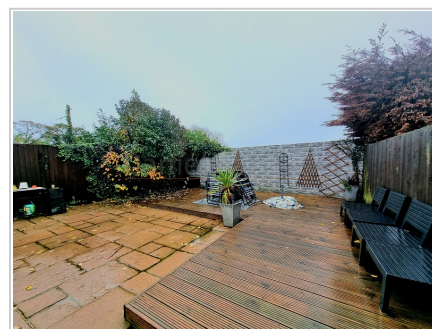
EPC Rating: D65

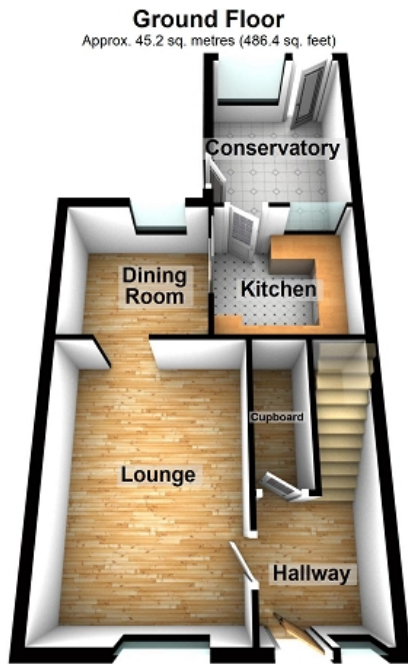
Tenure

We are informed that the tenure is Freehold

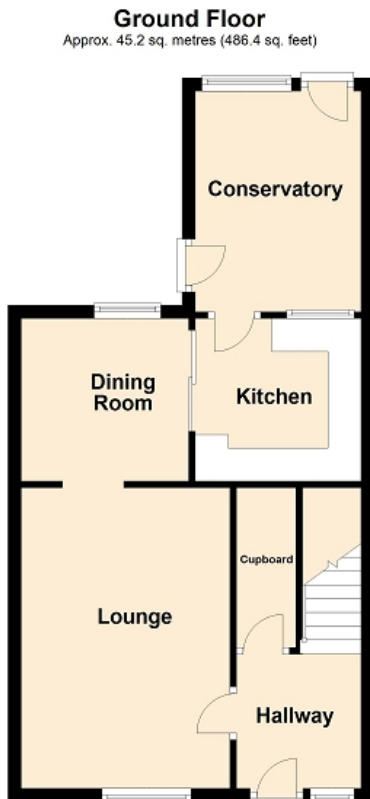
Council Tax

Band C





Total area: approx. 81.8 sq. metres (880.0 sq. feet)



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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.