

77 Sunnyside Road
Bridgend
Bridgend County
CF31 4AF

£230,000



- Three Bedroom Semi Detached
- Two Reception Room
- Garage With Rear Lane Access
- Within Walking Distance To Newbridge Fields
- Good Transport Links
- No Onward Chain
- Viewings Highly Recommended



Ref: PRA10391

Viewing Instructions: Strictly By Appointment Only

General Description

* Within Walking Distance of Newbridge Field * Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated within walking distance of Newbridge Fields and Bridgend town centre. Comprising two reception rooms, kitchen. To the first floor three bedrooms and family shower room. Further benefits garden to front and rear, garage with rear lane access. Offered with No Onward Chain. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, plain ceiling, laminate flooring, understairs storage cupboard, doors leading to ground floor rooms, stairs to first floor.



Dining Room (10' 7" x 10' 2") or (3.23m x 3.10m)

UPVC double glazed bay fronted window, plain ceiling, plain walls, laminate flooring, radiator.



Lounge (13' 7" x 11' 5") or (4.14m x 3.48m)

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



Kitchen (11' 3" x 7' 0") or (3.43m x 2.13m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to garden. Matching wall and base units, stainless steel sink/drainage, integrated hob and oven, space for fridge/freezer, laminate flooring, radiator, storage cupboard.

Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (11' 5" x 10' 3") or (3.48m x 3.12m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, built in wardrobes.



Bedroom Two (11' 4" x 10' 2") or (3.45m x 3.10m)

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



Bedroom Three (9' 5" x 8' 0") or (2.87m x 2.44m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, built in cupboard.



Shower Room

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, heated towel rail.



Outside

Front - Stone built boundary walls with railings and gate, decorative gravel.

Rear - Brick wall boundaries, laid to lawn, patio area, out building with plumbing for washing machine, access to lane.

Garage

single garage.

Services

Mains electricity, mains water, mains gas, mains drainage

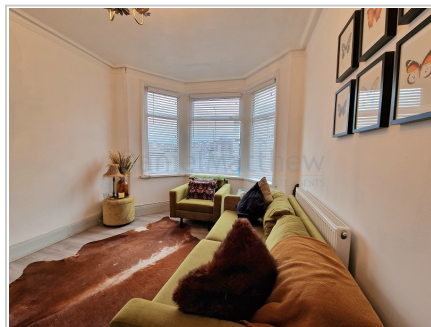
EPC Rating: D68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.