

40 Abergarw Road
Brynmenyn
Bridgend County
CF32 9LF

£210,000



- Three Bedroom Mid Terrace Cottage
- Lounge
- Kitchen/Diner
- Downstairs Bathroom
- Within Walking Distance to Bryn Garw Country Park
- Good Access To M4 Links
- Two Outbuildings
- Call To View 01656 750764

Ref: PRA10407

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are pleased to offer for sale this charming three bedroom mid terrace cottage situated within walking distance of Bryn Garw Country Park. Comprising lounge, kitchen/Diner and downstairs bathroom. To the first floor three bedrooms with access to rear garden from bedroom three. Further benefits elevated rear garden with outbuildings one currently being used as a home bar. With good access to M4 and local Country walks this property is highly recommended to view. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, comprising plain ceiling, plain walls, tiled flooring, stairs to first floor, doors leading to ground floor rooms.



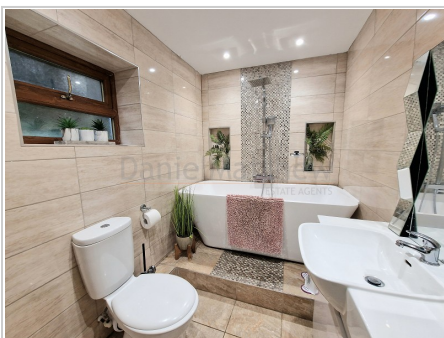
Lounge (14' 11" x 10' 4") or (4.55m x 3.14m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, surround with electric log burner affect heater, laminate flooring, radiator.



Kitchen/ Diner (22' 7" x 10' 11") or (6.89m x 3.34m)

Dual aspect UPVC double glazed window to front and rear, Stable style rear door leading to garden. Matching wall and base units with butcher block work surface, ceramic Belfast sink/drainer, plumbing for washing machine, integrated fridge/freezer, integrated hob and oven. Tiled and laminate flooring, radiator, door to bathroom.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls with feature shelving, low level WC, wash hand basin, free standing bath with shower, heated towel rail.

Landing

Plain ceiling, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (15' 2" x 8' 7") or (4.62m x 2.62m)

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



Bedroom Two (10' 2" x 8' 6") or (3.11m x 2.59m)

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



Bedroom Three (7' 3" x 7' 0") or (2.22m x 2.14m)

UPVC double glazed door leading to rear garden. Plain ceiling, plain walls with feature wall, carpet flooring, radiator.



Outside

Front - Stone wall boundary, steps leading to property, laid to decorative stone.

Rear - Elevated rear garden with access from kitchen and access from bedroom three with overhead walk way. Fenced boundaries, Patio and raised decking area. Access to outdoor storage buildings.

Services

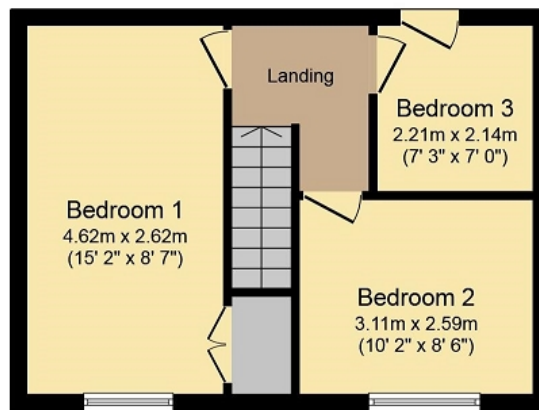
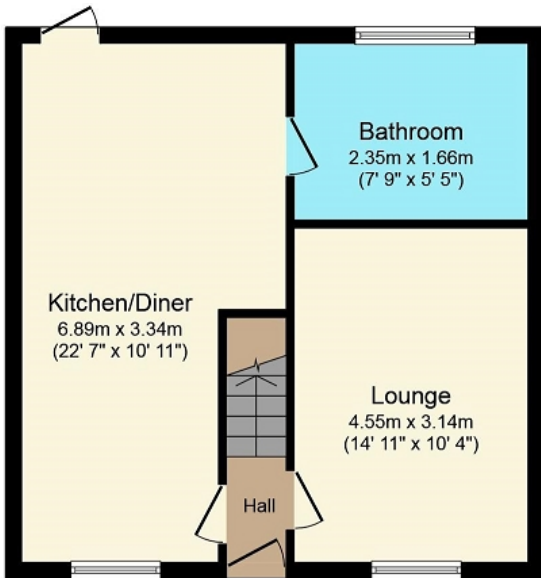
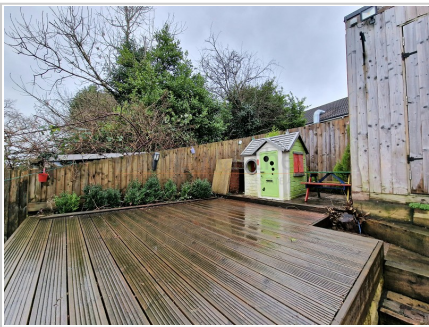
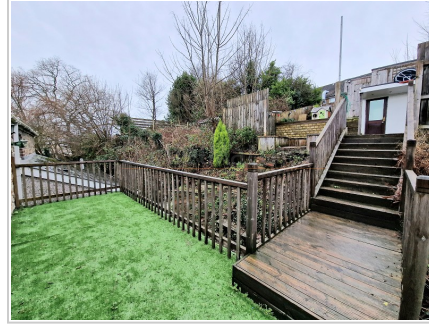
Mains electricity, mains water, mains gas, mains drainage

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.

