

27 Rhodfa Cnocell Y Coed
Broadlands
Bridgend County
CF31 5FS

£179,999



- Two Bedroom Semi Detached
- Off Road Parking For Several Vehicles
- Garden To Front and Rear
- Cloakroom
- Ideal Location
- Good Transport Links
- Great Starter Home or Investment Opportunity
- Call To Arrange An Appointment



Ref: PRA10444

Viewing Instructions: Strictly By Appointment Only

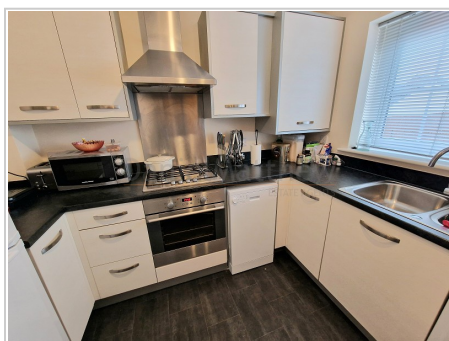
General Description

* TWO BEDROOM SEMI DETACHED * Daniel Matthew are pleased to offer for sale this two bedroom semi detached situated on the popular estate Broadlands. Comprising hallway, kitchen to front aspect, lounge, cloakroom. To the first floor two bedrooms and bathroom. Further benefits off road parking for several vehicles, garden to front and rear. Offering good transport links, amenities and local schools Broadlands is the ideal location for versatile living. Call our team to arrange an appointment to view 01656 750764.

Accommodation

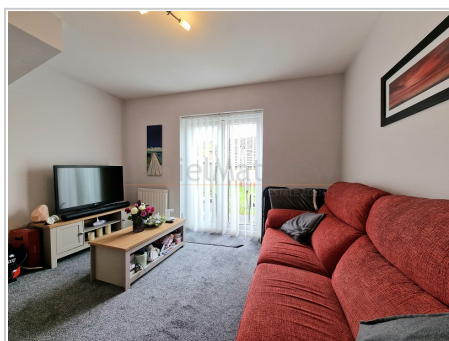
Entrance Hallway

Enter via composite door to hallway, comprising, plain ceiling, plain walls, laminate flooring, radiator, stairs to first floor, doors to all ground floor rooms.



Kitchen (9' 02" x 7' 06") or (2.79m x 2.29m)

UPVC double glazed window to front aspect, plain ceiling, plain walls. Matching wall and base units, stainless steel sink/drain, plumbing for washing machine, space for fridge/freezer, integrated hob and oven, cupboard housing boiler, vinyl flooring, radiator.



Lounge (12' 01" x 10' 08") or (3.68m x 3.25m)

UPVC double glazed French doors to rear garden, plain ceiling, plain walls, carpet flooring, two radiators, understairs storage cupboard.

Cloakroom/w.c

Plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, vinyl flooring.

Landing

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



Bedroom One (12' 01" x 9' 02") or (3.68m x 2.79m)

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



Bedroom Two (9' 02" x 7' 05") or (2.79m x 2.26m)

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



Bathroom (6' 06" x 5' 05") or (1.98m x 1.65m)

Plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over, vinyl flooring, radiator.



Outside

Front - Driveway to accommodate several vehicles, decorative slate, side access gate leading to rear garden.

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

Services

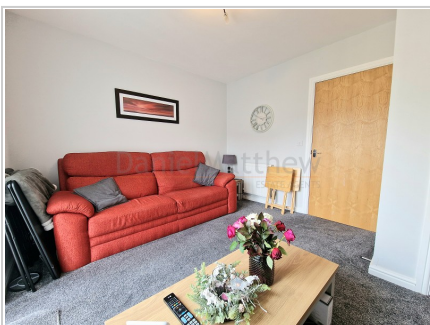
Mains electricity, mains water, mains gas, mains drainage

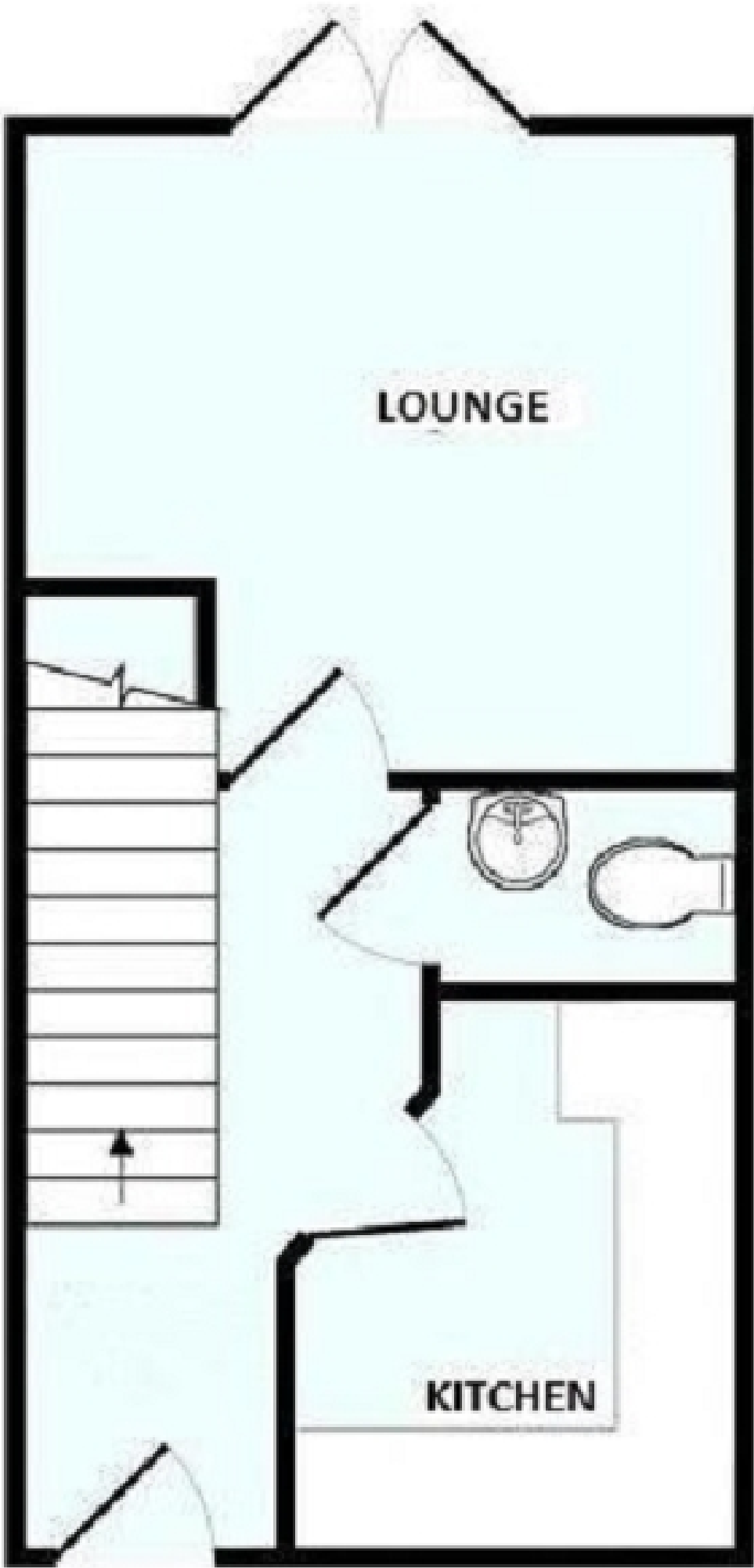
Tenure

We are informed that the tenure is Freehold

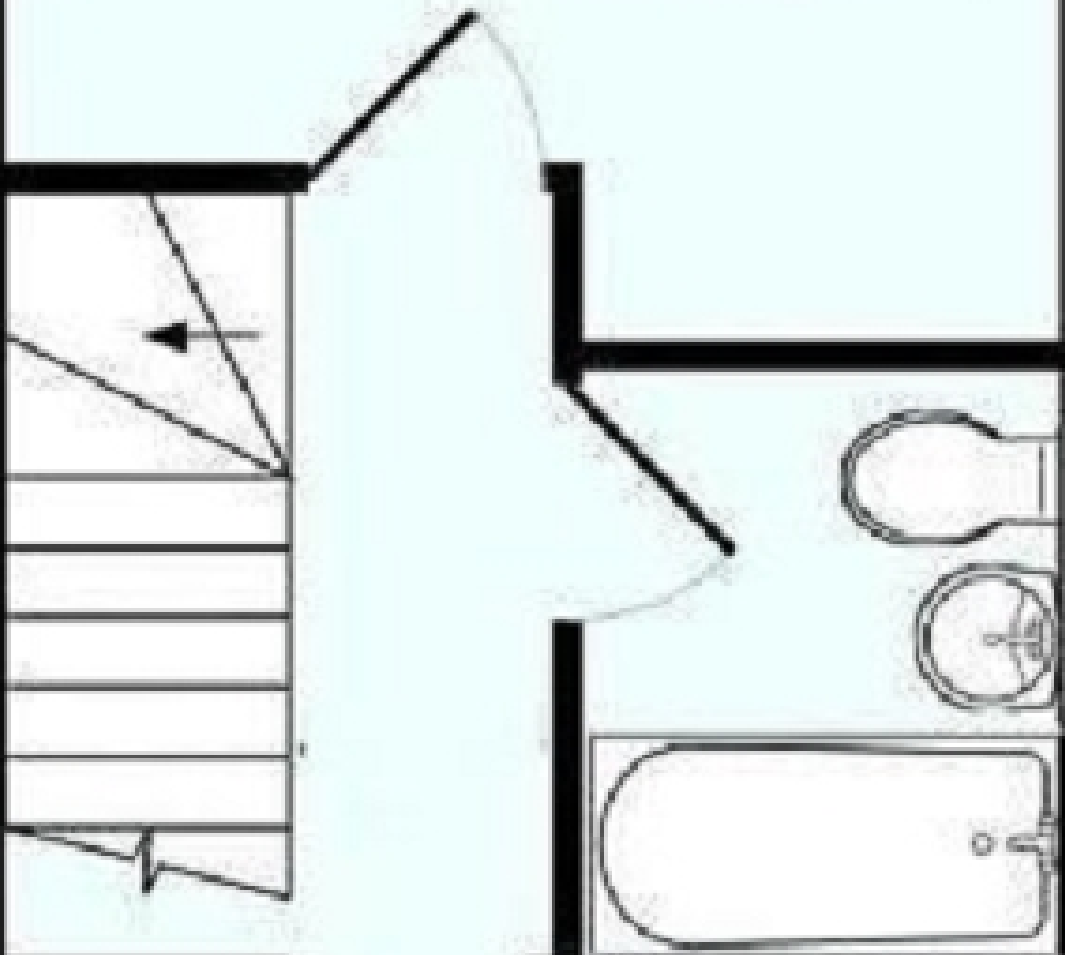
Council Tax

Band C





BEDROOM



BEDROOM

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.