

13 Llys Tre Dwr
Waterton
Bridgend County
CF31 3BH

£269,950



- Immaculately Presented 3 Bedroom Detached
- Separate Lounge
- Kitchen/Dining Room With French Doors To Garden
- Ensuite To Master Bedroom
- Downstairs Cloakroom
- Landscaped Garden On Corner Plot
- Driveway With Ample Parking
- Close To All Local Amenities



Ref: PRA10464

Viewing Instructions: Strictly By Appointment Only

General Description

*****VIEWING HIGHLY RECOMMENDED***** Immaculately presented three bedroom detached property, situated in a pleasant location just a short distance from local shops, amenities and within commuting distance to Junction 35 of the M4, a convenient location for A48, retail parks and supermarkets. Easy access the Heritage Coastline at Ogmere By Sea. The property comprises of an entrance hallway, cloakroom, lounge and kitchen / dinner. To the first floor there are three bedrooms with an ensuite to master bedroom and family bathroom. The property is situated on a corner plot with beautiful maintenance free landscaped gardens to the front and rear. Approximately 18 months remaining on the NHBC guarantee. Early viewing's come recommended to appreciate what this property has to offer. Call 01656 750764.

Accommodation



Entrance Hallway

Enter via front door into spacious hallway. Carpeted staircase off to first floor. Radiator. Laminate flooring. Skimmed walls and ceiling. Door leading to cloakroom.



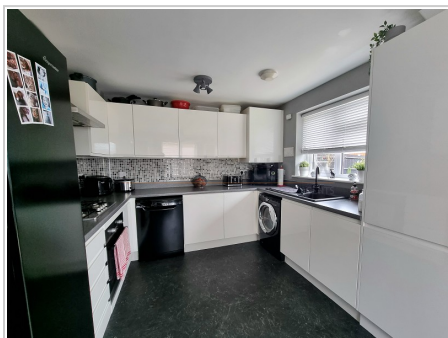
Cloakroom/w.c

A two piece suite in white to include WC and pedestal wash hand basin. Tiling to splash back area and nicely decorated. Radiator. Vinyl flooring.



Lounge (16' 8" x 9' 11") or (5.07m x 3.01m)

Tastefully decorated and situated to the front of the property with double aspect with two UPVC double glazed windows to the side and one to the front to include fitted venetian blinds. Two radiators. Skimmed walls and ceiling with one feature papered wall. Fitted carpets. TV point. Focal point of the room is a wall mounted electric fire.



Kitchen / Dining Room (17' 2" x 9' 10") or (5.24m x 2.99m)

A fully fitted white high gloss fitted kitchen to include a range of wall and base units to include inset draws, coordinating work surfaces, sink with mixer taps. . Integrated electric oven with gas hob and canopy extractor over. Plumbing and space for automatic washing machine. Space for fridge freezer. Ideal combination boiler. Skimmed ceiling with spots lights. UPVC double glazed window over looking the rear garden with blinds to remain. Following through into the dining area with UPVC double glazed window to the front. White UPVC French doors leading out onto garden. Radiator. Additional fitted kitchen units.

Landing

Staircase leading to landing. Laminate flooring. Skimmed ceiling with access to loft which is part boarded with pull down ladder. Radiator.



Master Bedroom (12' 4" x 10' 1") or (3.76m x 3.08m)

Two UPVC double glazed window with blinds to remain. Skimmed walls and ceiling with feature papered wall. Radiator. Fitted carpets. Built in wardrobe. Door leading to ensuite.



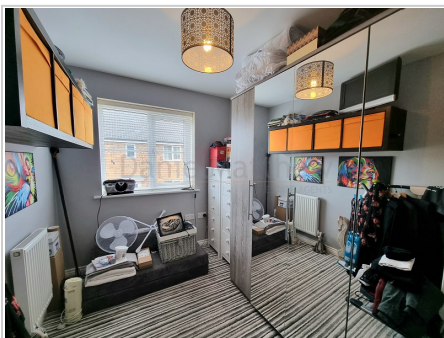
En Suite (10' 1" x 4' 0") or (3.08m x 1.23m)

Three piece suite in white which includes a pedestal wash hand basin, WC and double cubicle shower. Tiling to splash back areas. Shaver point. Radiator. Extractor. Vinyl flooring.



Bedroom Two (9' 11" x 9' 4") or (3.01m x 2.85m)

Skimmed walls and ceiling. Two UPVC double glazed window with blinds to remain. Built in wardrobe. Laminate flooring. Radiator.



Bedroom Three (9' 11" x 7' 1") or (3.01m x 2.15m)

Skimmed walls and ceiling. UPVC double glazed window with blinds. Radiator. Fitted carpets.



Bathroom (6' 11" x 5' 7") or (2.10m x 1.69m)

A three piece white bathroom suite with panelled bath, pedestal wash hand basin and WC. Half tiled walls. Radiator. UPVC double glazed window with blinds. Skimmed ceiling and vinyl flooring.



Garden

Situated on a corner plot. Beautifully landscaped and maintenance free with patio, artificial turf, decked area and gravel. Some mature trees and bushes within. Shed and access to the side.

The front garden has steps leading to front door and landscaped low maintenance decorative stones with shrubs.



Parking

Driveway to the rear of the property with parking for two vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B83

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band D

Deposit: £0.00



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.