

48 Maes Y Rhedyn
Bridgend
CF31 4FB

£325,000



- Detached Family Home
- Four Double bedrooms
- Ensuite To Master
- Cloakroom
- Utility Area
- Garden To Rear
- Off Road Parking For Several Vehicles
- Tucked Away
- No Onward Chain
- Viewing's Highly Recommended

Ref: PRA10508

Viewing Instructions: Strictly By Appointment Only



General Description

Four Bedroom Detached Family Home - Daniel Matthew are pleased to offer for sale this lovely family homes situated on the Barratts site on the popular Cefn Glas Estate. Comprising hallway, lounge with impressive media wall, kitchen/ breakfast room, utility, cloakroom. To the first floor four double bedrooms with ensuite to Master and family bathroom. Further benefits off road parking for several vehicles, garage, garden to rear. Offered with No Onward chain, viewings are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance Hallway

Enter via a composite door, skimmed ceiling, skimmed walls, fitted carpet, radiator, stairs leading to first floor, doors leading into;-



Lounge (15' 07" x 9' 06") or (4.75m x 2.90m)

UPVC double glazed window to front aspect, skimmed ceiling, skimmed walls, fitted carpet, radiator, media wall with inset electric flame effect fire.



Kitchen/ Breakfast Room (16' 09" Max x 11' 01") or (5.11m Max x 3.38m)

UPVC double glazed window to rear aspect, UPVC double glazed french doors with glass side panels leading to rear garden, skimmed ceiling, skimmed walls, vinyl flooring, tiled splashback, a range of matching high gloss wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, integrated fridge/freezer, washing machine and dishwasher, electric cooker and four ring electric hob with extractor fan, door leading into;-

Utility Room

UPVC double glazed window to rear aspect, skimmed ceiling, skimmed walls, vinyl flooring, plumbing for washing machine, door to cloakroom.



Cloakroom/w.c

UPVC double glazed obscured window to side aspect, skimmed ceiling, skimmed walls with tiled splashback, low level WC, wash hand basin.

Landing

Skimmed ceiling, skimmed walls, fitted carpet, loft access, airing cupboard, doors leading into;-



Master Bedroom (10' 10" Min x 9' 11" Min) or (3.30m Min x 3.02m Min)

UPVC double glazed window to front aspect, skimmed ceiling, skimmed walls, fitted carpet, built in wardrobes, radiator, door leading into en-suite



En Suite

UPVC double glazed obscured window to front aspect, skimmed ceiling with extractor fan, skimmed walls, tiled splashback, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin, shower tray with glass screen and mains over head shower, radiator.



Bedroom Two (11' 11" x 9' 08") or (3.63m x 2.95m)

UPVC double glazed window to front aspect, skimmed ceiling, skimmed walls, fitted carpet, radiator.



Bedroom Three (11' 04" x 9' 05") or (3.45m x 2.87m)

UPVC double glazed window to rear aspect, skimmed ceiling, skimmed walls, fitted carpet, radiator.



Bedroom Four (9' 10" x 9' 10") or (3.00m x 3.00m)

UPVC double glazed window to rear aspect, skimmed ceiling, skimmed walls, fitted carpet, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, skimmed ceiling, skimmed walls, vinyl flooring, chrome heated towel rail, tiled splashback, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains overhead shower.



Outside

Front - Off road parking with side laid to decorative gravel area, side access to rear garden.

Rear - Wall and fenced boundaries, laid to artificial grass, patio area, raise flower beds.

Services

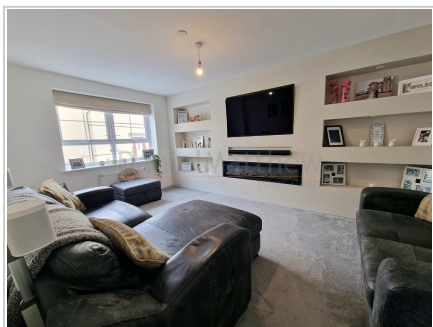
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.