

33 Bryn Y Telor
Coity
Bridgend
CF35 6FU

£245,000



- Three Bedroom Semi Detached
- Lounge
- Kitchen/Diner
- Cloakroom
- Ensuite To Master Bedroom
- Garage Part Converted With Office
- Off Road Parking
- Popular Location
- Good Transport Links
- Viewings Highly Recommended

Ref: PRA10533

Viewing Instructions: Strictly By Appointment Only



General Description

* Well Presented Throughout * Daniel Matthew are pleased to offer this lovely three bedroom semi detached property for sale situated on the popular estate Parc Derwen. Comprising hallway, cloakroom, lounge, kitchen/diner. To the first floor three bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, garage which has been part converted to an office which is fully equipt with electric, lighting and WIFI. Viewings are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation



Entrance

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



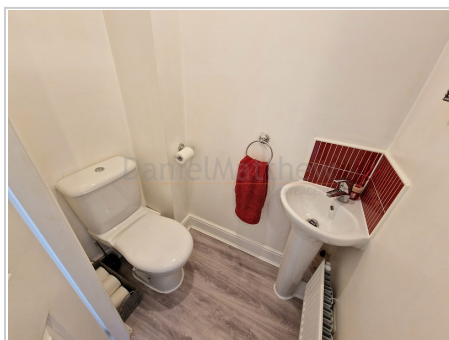
Lounge (16' 0" x 12' 10") or (4.88m x 3.91m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, door to kitchen/diner.



Kitchen/ Diner (16' 02" x 10' 07") or (4.93m x 3.23m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units with complimentary work surface. Stainless steel sink/drainage, integrated hob and oven with extractor hood, plumbing for washing machine, integrated dishwasher, plain ceiling, plain walls with splashback, tiled flooring, understairs storage cupboard.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, low level WC, pedestal wash hand basin, radiator, laminate flooring.

Landing

Plain ceiling, access to attic, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (10' 11" x 10' 05") or (3.33m x 3.18m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, fitted mirrored wardrobes, door to ensuite.



En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator, vinyl flooring.



Bedroom Two (9' 04" x 9' 04") or (2.84m x 2.84m)

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



Bedroom Three (8' 09" x 6' 07") or (2.67m x 2.01m)

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



Bathroom

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



Outside

Front - Decorative slate chippings to front and side of property.

Rear - Wall and fenced boundaries, laid to lawn, patio area, raised decking area, rear gate leading to driveway and garage.



Garage

Up and over door, power and lighting, part converted for storage and office space, the office benefits from line of sight WIFI.

Services

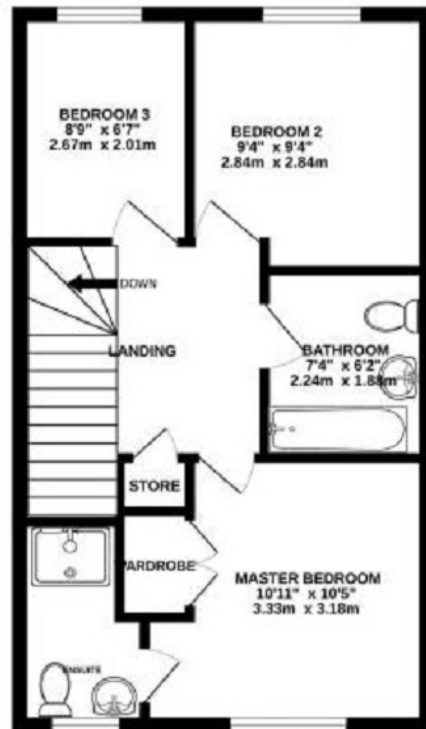
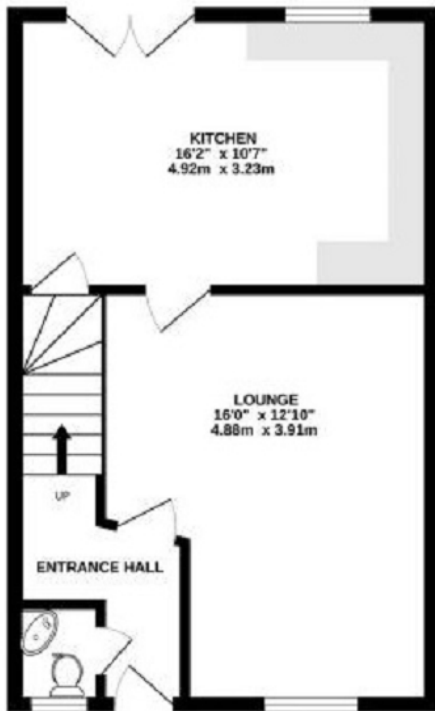
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.

