

7 Treharne Drive  
Pen-y-fai  
Bridgend County  
CF31 4NT

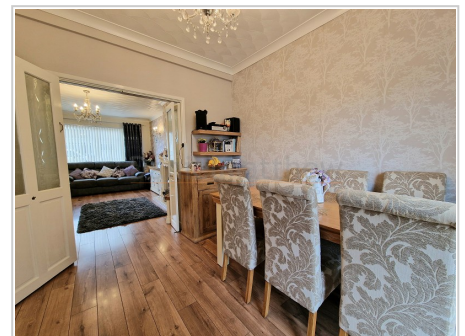
£259,950



- Four Bedroom Semi Detached
- Lounge
- Dining Room
- Shower Room
- Family Bathroom
- Garage
- Off Road Parking
- Garden To Rear
- Close To Amenities
- Viewings Highly Recommended

**Ref: PRA10545**

Viewing Instructions: Strictly By Appointment Only



## General Description

Four Bedroom Family Home - Daniel Matthew are pleased to offer for sale this extended four bedroom semi detached. Comprising hallway, lounge, dining room, kitchen, third bedroom to ground floor. To first floor three further bedrooms, shower room and family bathroom. Further benefits off road parking for several vehicles leading to single garage, good size rear garden. Close to amenities including local shop, park, primary school and M4 link. Viewings highly recommend, call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door to hallway, comprising plain ceiling, plain walls, laminate flooring, understairs storage cupboard, stairs leading to first floor, door leading to ground floor rooms.

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Lounge (11' 03" x 17' 02" ) or (3.43m x 5.23m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature walls, electric fire with surround, laminate flooring, double doors leading through to dining room, radiator.

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Dining Room (8' 06" x 10' 03" ) or (2.59m x 3.12m)

UPVC double glazed sliding doors leading to rear garden, textured ceiling, papered walls, laminate flooring, radiator, door leading to kitchen.

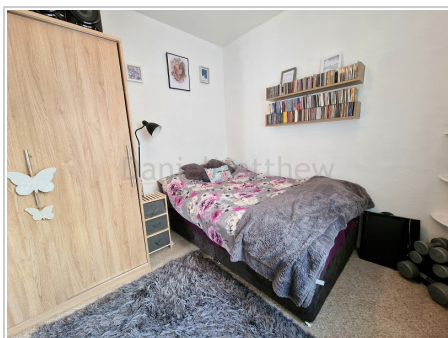
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Kitchen (11' 02" x 8' 09" ) or (3.40m x 2.67m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Matching wall and base units, cooker point, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, composite sink/drain, storage cupboard, tiled flooring.

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Bedroom Three (9' 06" x 8' 07" ) or (2.90m x 2.62m)

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

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## Landing

UPVC double glazed window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.

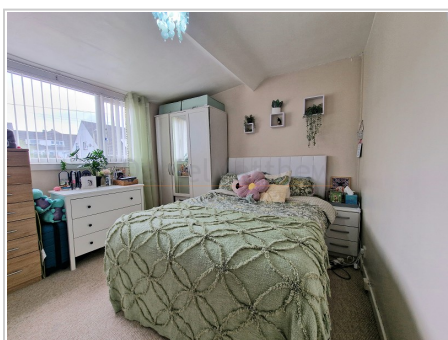
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**Bedroom One (16' 01" x 9' 09" ) or (4.90m x 2.97m)**

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

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**Bedroom Two (10' 01" x 13' 08"Max Max) or (3.07m x 4.17m Max)**

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

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**Bedroom Four (9' 07" x 4' 08"Min Min x 12' 4" Max) or (2.92m x 1.42m Min x 3.76m Max)**

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

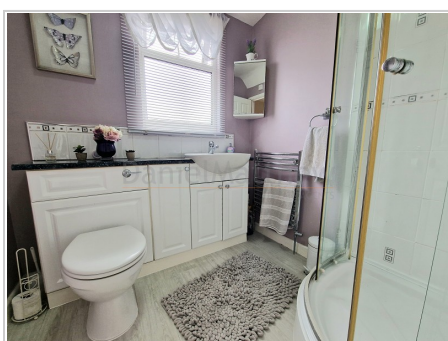
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**Bathroom**

UPVC double glazed obscured window to side aspect, textured ceiling, papered walls with tiled splashback, low level WC, pedestal wash hand basin, bath with shower over, radiator, laminate flooring.

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**Shower Room**

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin with vanity unity, shower cubicle, laminate flooring, heated towel rail.

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## Outside

Front - Wall boundaries, paved driveway leading to garage.

Rear - Fenced boundaries, patio area, laid to lawn, side access to driveway.

## Services

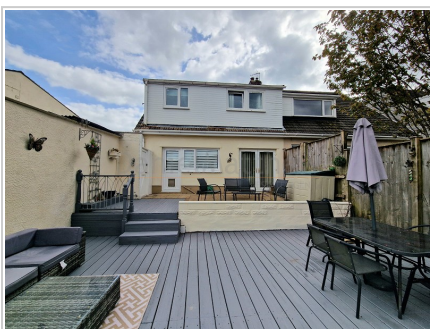
Mains electricity, mains water, mains gas, mains drainage

## 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.*