

9 Church Bell Sound
Cefn Glas
Bridgend County
CF31 4QH

£226,450



- Three Bedroom Semi Detached
- Lounge
- Kitchen
- Cloakroom
- Garage With Power
- South Facing Rear Tiered Garden
- Off Road Parking
- Recently Decorated Throughout
- No Chain
- Viewing Highly Recommended

Ref: PRA10554

Viewing Instructions: Strictly By Appointment Only



General Description

* Immaculately Presented Throughout * Daniel Matthew are pleased to offer for sale this well presented, recently decorated throughout property. Situated on the popular estate of Churchbell Sounds. Comprising kitchen, lounge, cloakroom. To the first floor three bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, single garage with power and lighting and south facing tiered rear garden. Offered with NO ONWARD CHAIN. 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, carpet flooring, stairs to first floor, doors leading to all ground floor rooms.



Kitchen (11' 0" x 8' 10") or (3.35m x 2.69m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with tiled splashback. Matching wall and base units with complementary work surface, space for fridge/freezer, plumbing for washing machine and dishwasher, integrated hob and oven, stainless steel sink/drainer, tiled flooring, radiator.



Lounge (14' 09" x 15' 08" Max) or (4.50m x 4.78m Max)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Plain ceiling, plain walls, carpet flooring, radiator, storage cupboard.



Cloakroom/w.c

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

Landing

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



Master Bedroom (10' 11" x 9' 0") or (3.33m x 2.74m)

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



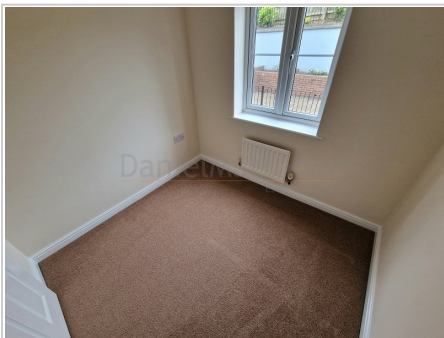
En Suite

Plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, radiator.



Bedroom Two (10' 06" x 9' 07") or (3.20m x 2.92m)

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



Bedroom Three (7' 01" x 7' 02") or (2.16m x 2.18m)

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



Bathroom

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



Outside

Front - Path leading to property, side gate leading to pathway allowing side access.
Rear - Tiered rear low maintenance rear garden, South facing, laid to patio area with raised flower beds.

Garage

Up and over door, power and lighting .

Services

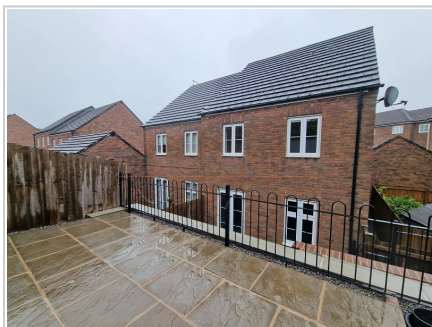
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

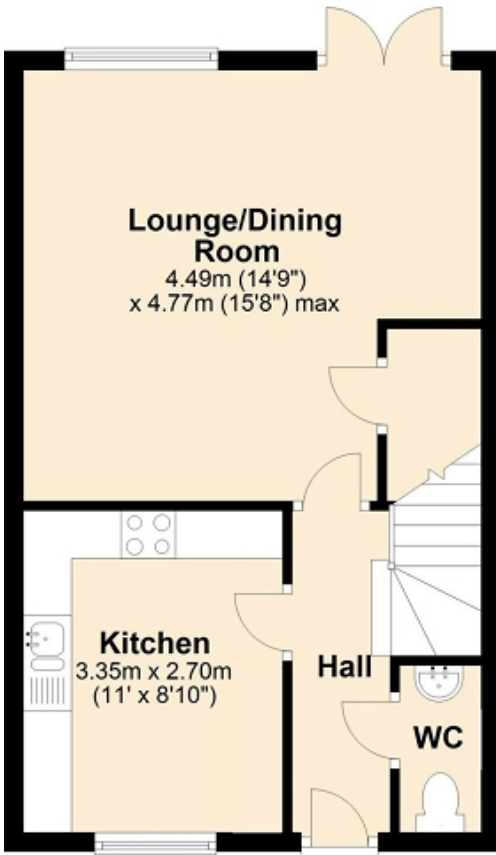
Council Tax

Band D



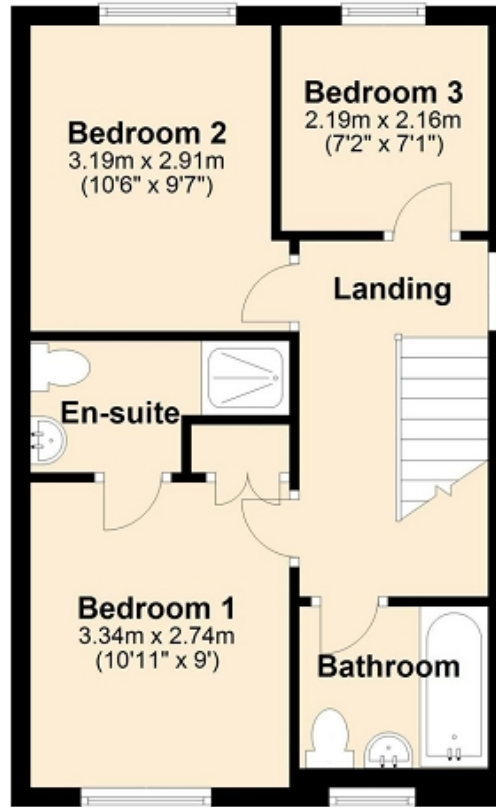
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

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.