

9 Church Bell Sound
Cefn Glas
Bridgend
CF31 4QH

£209,950



- Semi Detached Well Presented Property
- Three Bedrooms
- Close To Great School Catchment
- Virtual Tour Available
- Garage With Power
- Vacant & No Ongoing Chain
- Off Road Parking
- Recently Decorated Throughout
- South Facing Rear Tiered Garden
- Viewing Highly Recommended

Ref: PRA10554

Viewing Instructions: Strictly By Appointment Only

General Description

* VACANT, NO CHAIN, CLOSE TO GREAT SCHOOL CATCHMENT * Nestled in a peaceful street in Cefn Glas, this vacant three-bedroom semi-detached home offers views over Bridgend and the surrounding mountains. Ideally located within walking distance to the town centre, train station, and schools, this property is a must-see! Internally, the property is immaculate, boasts three bedrooms, a large living room with patio doors onto the low maintenance garden its freshly painted, and ready for you to move in and make it your own.

Property comprises to the ground floor, hallway, kitchen, lounge and 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. Viewing's are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation



Hallway

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

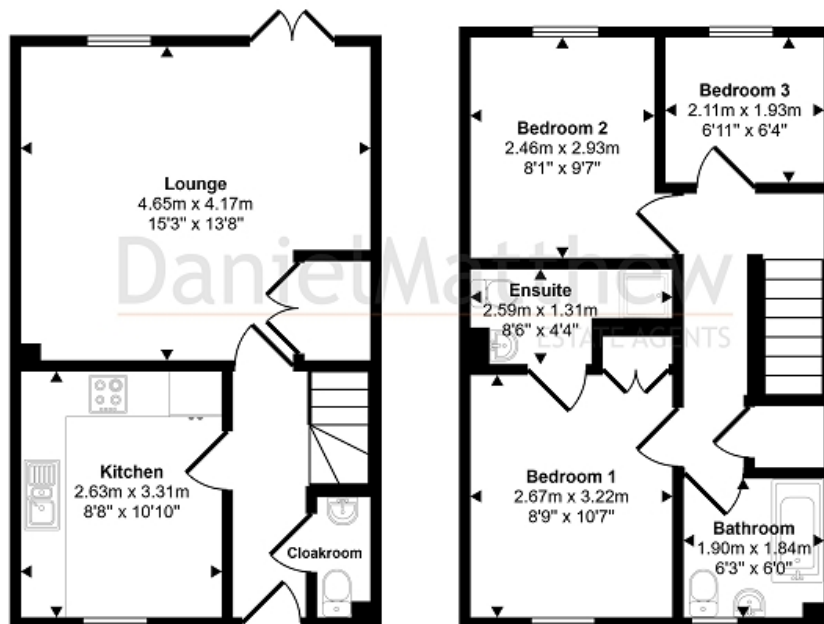
Council Tax

Band D





Approx Gross Internal Area
72 sq m / 780 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.