

65 Pen Y Berllan
Bridgend
CF31 4QQ

£205,000



- SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- LOUNGE/DINING ROOM
- KITCHEN
- ENSUITE TO MAIN BEDROOM
- DRIVEWAY FOR TWO VEHICLES & REAR GARDEN
- CLOSE TO M4 CORRIDOR, LOCAL SHOPS & AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- CALL TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10811

Viewing Instructions: Strictly By Appointment Only



General Description

**** IMMACULATE TWO BEDROOM PROPERTY **** Daniel Matthew Estate Agents are pleased to offer to the market this well presented two bedroom semi detached property situated in the popular Barretts development in Cefn Glas, Ex showhome. Property comprises to the ground floor, hallway, cloakroom, kitchen and lounge/diner. To the first floor two double bedrooms with en-suite to main bedroom and bathroom. Further benefits are close to M4 corridor, within walking distance to Bridgend Town Centre, great school catchment, local shops and amenities, driveway for two vehicles to the front of property and enclosed rear garden. Viewing's are highly recommended, please contact a member of our team on 01656 750764

Accommodation



Hallway

Enter via a composite door into welcoming hallway, plain ceiling, plain walls, grey vinyl flooring, radiator, offering a storage cupboard housing combination boiler and electric consumer unit, archway leading into kitchen, doors leading into;-



Cloakroom/w.c (5' 2" x 2' 11") or (1.58m x 0.89m)

Plain ceiling with extractor fan, plain walls, grey vinyl flooring, two piece suite comprising low level WC, pedestal wash hand basin, radiator.



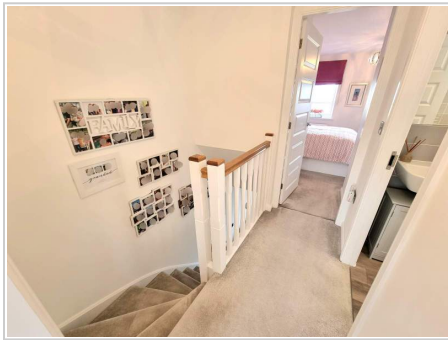
Kitchen (10' 0" x 6' 2") or (3.06m x 1.87m)

UPVC double glazed window to front aspect, plain ceiling with spot lights, plain walls, grey vinyl flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, integral fridge/freeze, plumbing for washing machine, slim line dishwasher to remain.



Lounge/Diner (17' 4" x 12' 10") or (5.29m x 3.91m)

UPVC double glazed French doors with side glass panel leading to enclosed rear garden, plain ceiling, plain walls, slate effect laminate flooring, staircase leading to first floor, space available under stairs, two radiators.



Landing

Plain ceiling, plain walls, fitted carpet, loft access, doors leading into;-



Bedroom One (11' 10" x 11' 0") or (3.61m x 3.35m)

Two UPVC double glazed windows to rear aspect, plain ceiling, plain walls, fitted carpet, built in mirrored fitted wardrobes, radiator, storage cupboard, door leading into en-suite.



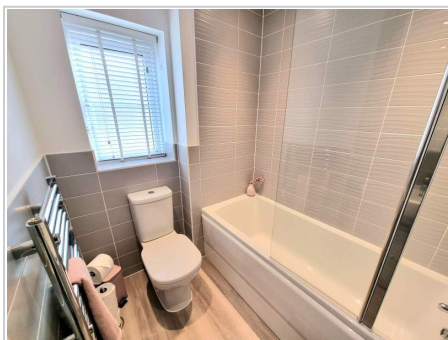
En Suite (5' 11" x 5' 6") or (1.80m x 1.68m)

UPVC double glazed obscured window to side aspect, plain ceiling with extractor fan and spot lights, partially plain and tiled walls, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, double shower cubicle with electric shower, chrome heated towel rail.



Bedroom Two (12' 10" x 8' 6") or (3.92m x 2.58m)

Two UPVC double glazed windows to front aspect, plain ceiling, plain walls, fitted carpet, built in wardrobes, radiator.



Bathroom (6' 3" x 5' 6") or (1.90m x 1.68m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, partially plain and tiled walls, grey vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator.



Outside

Front - Tarmac driveway offering off road parking for two vehicle, pathway leading to front door, mature hedge and slate chippings.

Rear - Enclosed rear garden offering a patio area with decorative chippings, steps down with decorative chipping and a decking area with timber pergola, fenced boundaries, side gate access to front, shed to remain which has power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

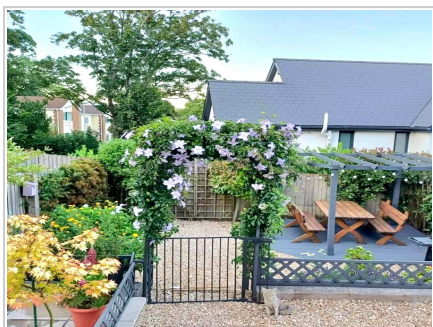
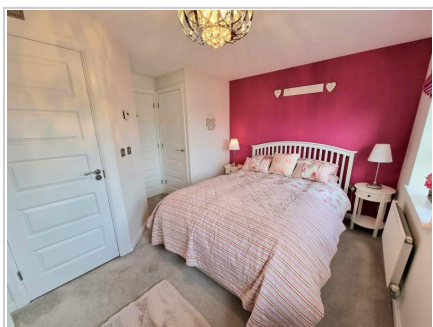
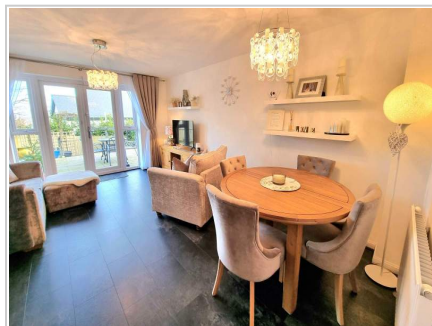
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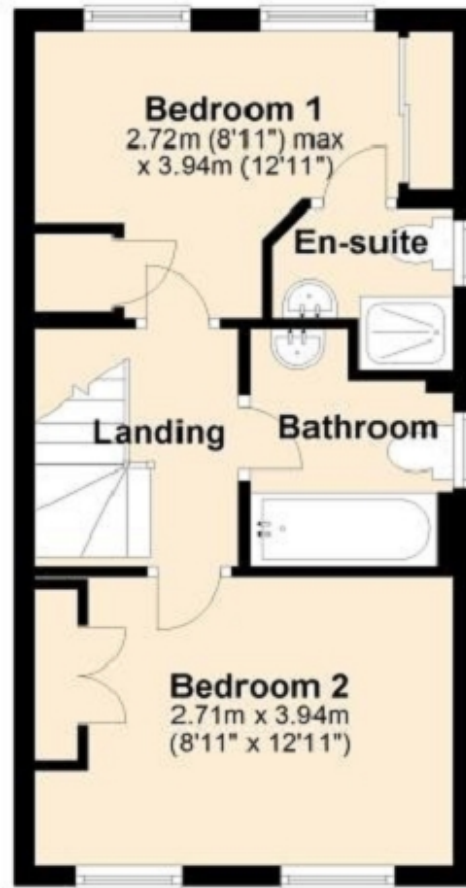
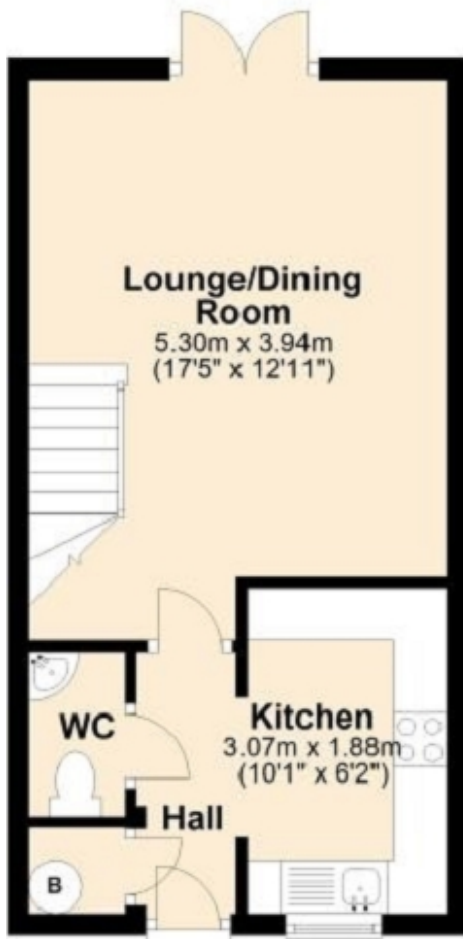
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.