

5 Tal Garreg  
Bridgend  
CF31 4ET

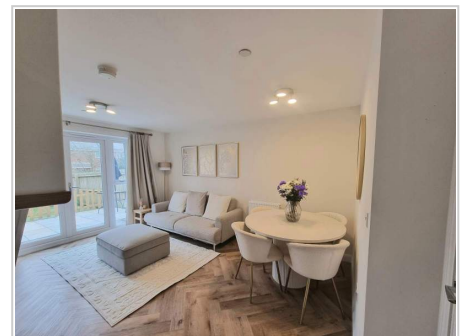
£184,995



- Two Bedroom End Terrace with a 360 Tour
- Lounge/Diner
- Cloakroom
- Kitchen
- Two Parking Spaces
- A Must To View
- 5 years on the NHBC
- Two Double Bedrooms and Bathroom
- Close to local amenities

**Ref: PRA10812**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

"TWO BEDROOM WITH A 360 TOUR" \* Beautifully Presented Throughout \* Daniel Matthew are pleased to offer for sale this well presented two bedroom end terrace situated on the new Barratts Morgan's Meadow Estate. Comprising kitchen, cloakroom, lounge/diner. To the first floor two double bedrooms and bathroom. Further benefits off road parking for two vehicles and garden to rear with rear access. To view the property please contact a member of our team on 01656750764.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door, plain walls, plain ceiling, luxury vinyl flooring, storage cupboard housing the boiler, radiator and access to ground floor rooms.

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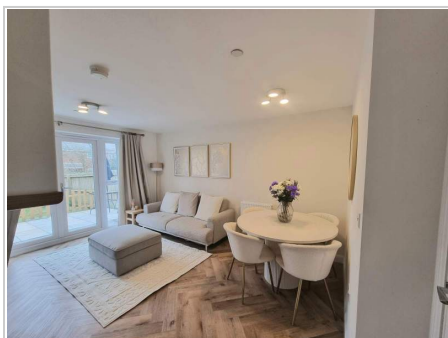
### Cloakroom/w.c

Two piece suite comprising low level wc, pedestal wash hand basin, radiator, plain walls, plain ceiling, luxury vinyl flooring and radiator.



### Kitchen (8' 08" x 6' 04") or (2.64m x 1.93m)

UPVC double glazed window to front aspect, Five year old kitchen with a range of wall and base units with complimentary worktop, integrated fridge freezer, integrated washing machine, gas hob and electric oven with extractor over, stainless steel sink with mixer tap, plain walls, plain ceiling and luxury vinyl flooring.



### Lounge/Diner (15' 0" x 12' 10") or (4.57m x 3.91m)

UPVC double glazed doors with side aspect windows, bright and modern lounge with plain walls, plain ceiling, luxury vinyl flooring, radiator, under stairs storage area and stairs access to the first floor.



### Landing

Plain walls plain ceiling, carpet flooring, attic hatch and access to first floor rooms.



### Bedroom One (12' 10" x 7' 10") or (3.91m x 2.39m)

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



### Bedroom Two (12' 10" x 7' 03") or (3.91m x 2.21m)

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



### Bathroom

Lovely modern kitchen with panel bath and thermostatic shower and glass screen, low level wc and pedestal hand basin, plain walls, plain ceiling, towel radiator and tile flooring.



### Outside

Front- Side access to the garden.

Rear- Fence boundary, side gate access, laid to lawn and patio.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: A97

## Tenure

We are informed that the tenure is Freehold

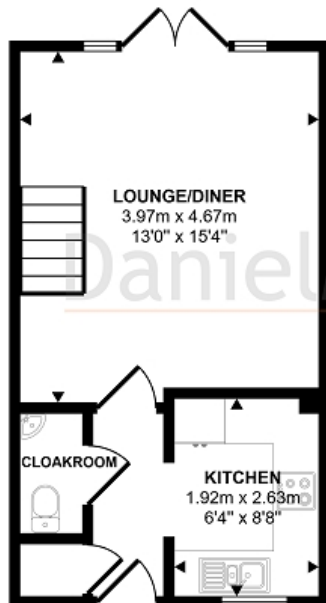
## Council Tax

Band C

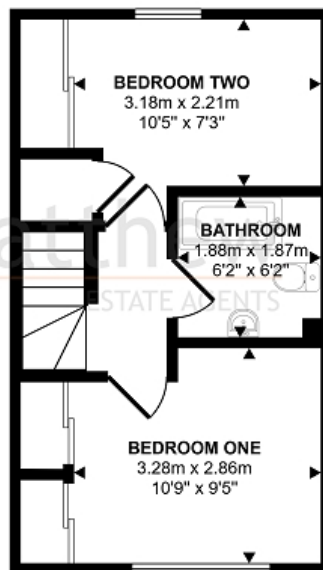




Approx Gross Internal Area  
57 sq m / 615 sq ft



Ground Floor  
Approx 29 sq m / 308 sq ft



First Floor  
Approx 29 sq m / 307 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.*