

10 Greenwood Close
Bridgend
CF31 1PJ

£265,000



- EXTENDED SEMI DETACHED PROPERTY
 - FOUR BEDROOMS
 - TWO RECEPTION ROOM
 - UTILITY & CLOAKROOM
 - ENSUITE
 - DRIVEWAY & SINGLE GARAGE
 - NO ONGOING CHAIN
 - CLOSE TO GREAT SCHOOL CATCHMENT AND LOCAL AMENITIES
 - CLOSE TO M4 CORRIDOR
 - VIEWINGS ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764
- Ref: PRA10820**

Viewing Instructions: Strictly By Appointment Only



General Description

**** EXTENDED FAMILY HOME **** Daniel Matthew Estate Agents are pleased to offer to the market this well presented extended four bedroom semi detached property situated in the sought after area of Litchard, within walking distance to Litchard Primary School and Nature reserve. Property comprises to the ground floor, hallway, two reception rooms, kitchen, utility and cloakroom. To the first floor four bedrooms, ensuite to main bedroom and family bathroom. Further benefits are front and rear garden, driveway for several vehicles, single garage, offered with no ongoing chain, property is close to M4 corridor, McArthur Glen Designer Outlet and Bridgend Town Centre, Property is highly recommended for viewing's to appreciate the size. Contact a member of our team today on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door with obscured side glass panel leading into welcoming hallway, papered ceiling, plain walls with one papered feature wall, fitted carpet, radiator, staircase leading to first floor, doors leading into;-



Lounge/Diner (21' 11.78" x 12' 0.09") or (6.70m x 3.66m)

UPVC double glazed window to front aspect, UPVC double glazed Patio door leading to rear garden, textured ceiling, plain walls, fitted carpet, gas fire place with surround, two radiators, space for dining table and chairs, door leading into kitchen.



Reception Room Two (10' 9.92" x 6' 7.13") or (3.30m x 2.01m)

UPVC double glazed window to front aspect, wooden panelled ceiling, plain walls, fitted carpet, radiator, an ideal room which can be used as a office, playroom or snug.



Kitchen (9' 7.75" x 9' 4.6") or (2.94m x 2.86m)

UPVC double glazed window to rear aspect, textured ceiling, partially plain and tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, electric oven with four ring electric hob, space for under counter fridge/freezer, door leading into Utility.



Utility Room (7' 0.65" x 6' 1.23") or (2.15m x 1.86m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to side of property, textured ceiling, plain walls, tiled flooring, plumbing for washing machine and dishwasher, wall mounted boiler, door leading into Cloakroom.



Cloakroom/w.c (6' 3.98" x 5' 8.5" Max) or (1.93m x 1.74m Max)

Wooden panelled ceiling, partially papered and tiled walls, tiled flooring, two piece suite comprising low level WC and pedestal wash hand basin.



Landing

Papered ceiling with loft access, plain walls, fitted carpet, doors leading into,



Bedroom One (17' 0.33" x 6' 4.77") or (5.19m x 1.95m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, door into en-suite.



Bedroom Two (11' 9.73" x 11' 0.68") or (3.60m x 3.37m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, fitted carpet, radiator, built in storage cupboard.



Bedroom Three (11' 1.07" x 9' 8.54") or (3.38m x 2.96m)

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



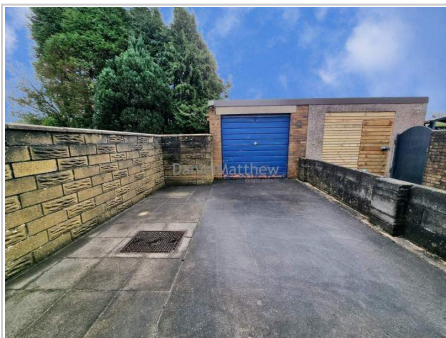
Bedroom Four (8' 8.72" x 7' 5.76") or (2.66m x 2.28m)

UPVC double glazed window to front aspect, papered ceiling, plain walls, fitted carpet, radiator, built in storage cupboard.



Bathroom (5' 5.35" x 4' 7.51") or (1.66m x 1.41m)

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mains over head shower and mixer tap, chrome heated towel rail



Garage (19' 2.31" x 10' 1.26") or (5.85m x 3.08m)

Up and over door, power and electrics.



Outside

Front - Brick boundaries, driveway for several vehicles leading to single garage, side gate leading to rear garden. Patio area with mature shrubs and plants, pathway leading to front door.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: D

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

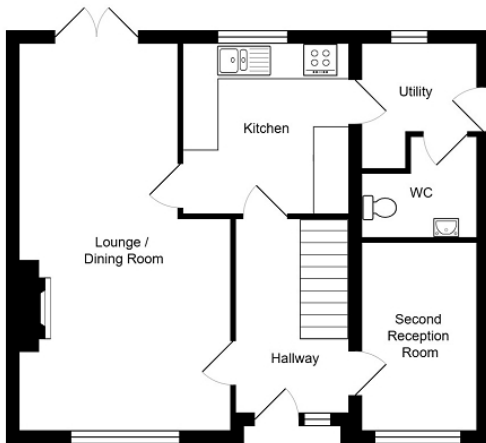




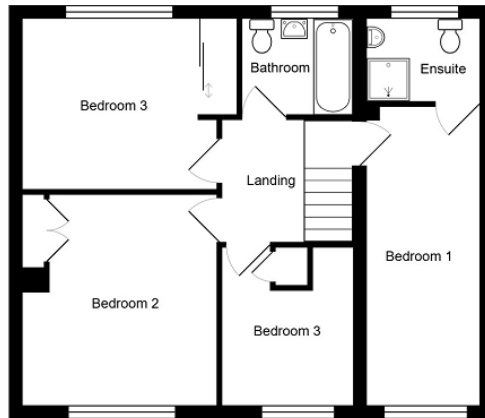
GROUND FLOOR



FIRST FLOOR



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FIRST FLOOR

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.