

27 Burns Crescent  
Cefn Glas  
Bridgend  
CF31 4PY

£225,000



- SEMI-DETACHED PROPERTY
- TWO BEDROOMS
- IMMACULATE THROUGHOUT
- CONSERVATORY
- NO ONGOING CHAIN
- SPACIOUS LOUNGE
- FRONT & REAR GARDEN
- DRIVEWAY & GARAGE
- POPULAR CEFN GLAS LOCATION
- CALL TODAY TO VIEW ON 01656 750764

**Ref: PRA10941**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* TWO BEDROOM SEMI DETACHED BUNGALOW, NO ONGOING CHAIN \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this well presented two bedroom semi detached bungalow situated in the popular Cefn Glas location, which is a short distance from local shops, great school catchment, transport links and amenities. Property comprises entrance porch leading into hallway, kitchen, spacious lounge, bathroom, two bedrooms and conservatory. Further benefits are front garden offering ample off road parking leading to single garage, A south facing rear garden. Cefn Glas is within walking distance of Bridgend Town Centre and close proximity to J36 of the M4 Motorway. Viewing's are highly recommended, please contact a member of our team on 01656 765764.

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## Accommodation

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### Entrance Porch

Enter via UPVC double glazed obscured door into welcoming Porch, UPVC double glazed obscured window to side aspect, plain ceiling, partially plain and wooden panelled walls, fitted carpet.

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### Hallway

Plain ceiling, plain walls, fitted carpet, loft access, doors leading into all rooms.



### Kitchen (8' 5" x 8' 4") or (2.56m x 2.53m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, a range of matching wall and base units with complimentary work surfaces, circular stainless steel sink with drainer and mixer tap, electric oven, four ring electric induction hob, extractor fan, plumbing for washing machine, space for fridge/freezer both appliances are to remain, wall mounted combination boiler approximately 2 years old with full service, electric fan heater.



### Lounge (14' 7" x 10' 2") or (4.44m x 3.09m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, electric heater, mains radiator, electric fire place to remain.



## Bathroom (6' 4" x 5' 3") or (1.93m x 1.59m)

UPVC double glazed obscured window to side aspect, plain ceiling, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and shower head, electric shower over head.



## Bedroom One (14' 2" x 9' 0") or (4.33m x 2.75m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, partly fitted wardrobes, electric heater to remain, mains radiator.

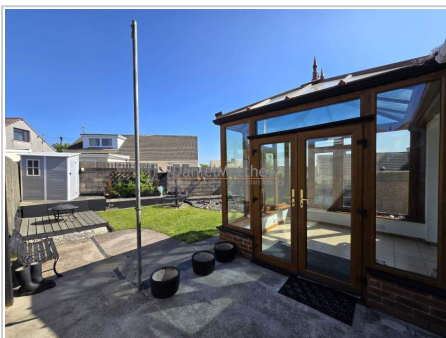


## Bedroom Two (10' 0" x 9' 7") or (3.06m x 2.93m)

UPVC double glazed sliding door leading into conservatory, plain ceiling, plain walls, fitted carpet, radiator.

## Conservatory (8' 8" x 8' 0") or (2.63m x 2.43m)

French doors leading to enclosed rear garden, tiled flooring with under floor heating, electric sockets and plug in light.



## Outside

Front - Iron gates leading to driveway and single garage, steps leading up to front door, side gate access to rear garden, Brick boundaries, laid to lawn area, stone chipping's and mature shrubs. Full disabled access around building.

Rear - Brick and fenced boundaries, patio area, laid to lawn area, stone chipping's, rockery, shed to remain.

## Garage

Electric door.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: D65

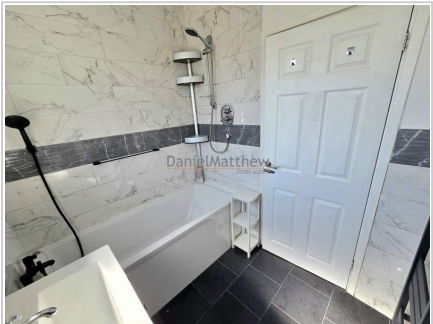


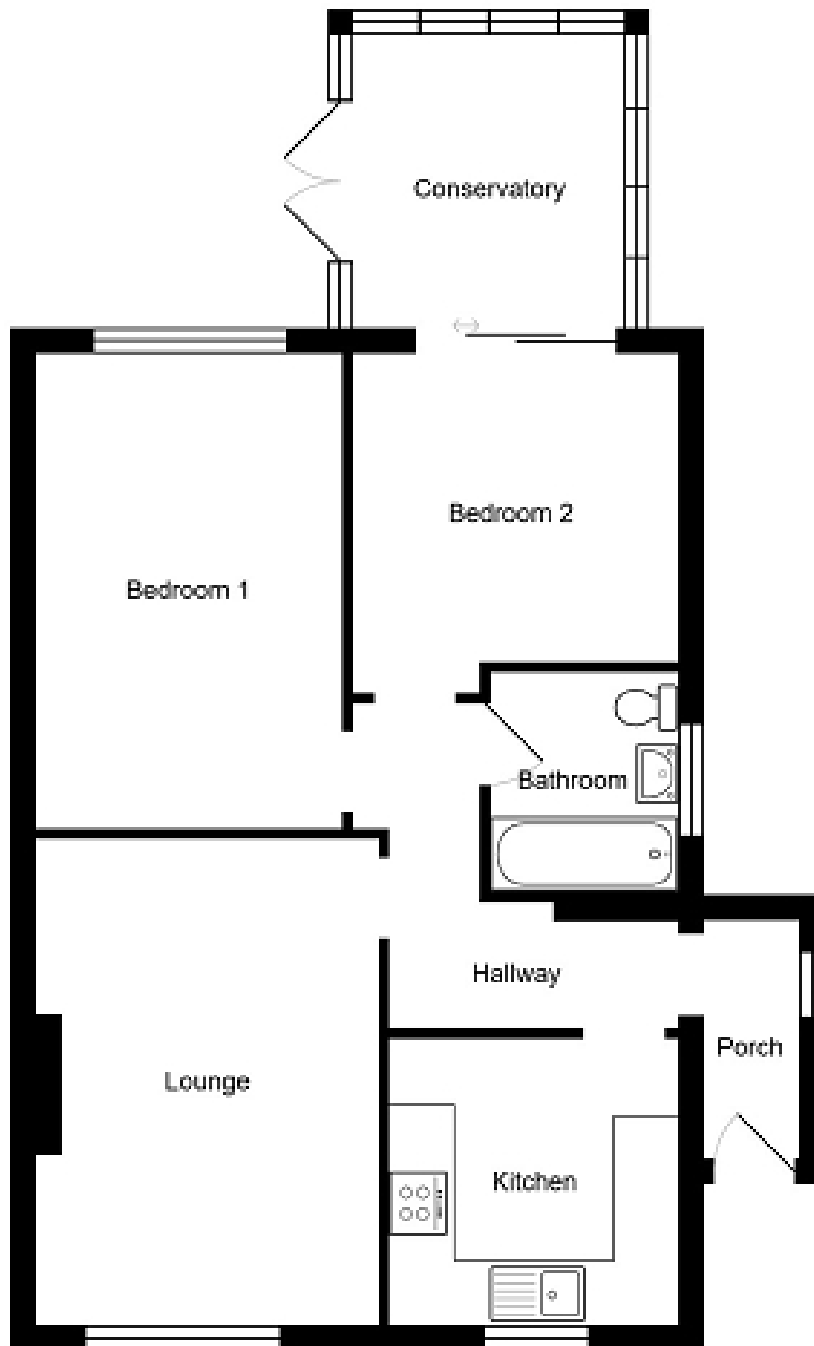
Tenure

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.*